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Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

Area Name / Number: Eastgate / Factoria / 31

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 1202

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2005 Value	\$186,000	\$300,800	\$486,800	\$534,800	91.0%	14.98%
2006 Value	\$258,300	\$272,300	\$530,600	\$534,800	99.2%	12.98%
Change	+\$72,300	-\$28,500	+\$43,800		+8.2%	-2.00%
% Change	+38.9%	-9.5%	+9.0%		+9.0%	-13.35%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.00% and -13.35% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2005 Value	\$193,600	\$280,500	\$474,100
2006 Value	\$264,900	\$253,300	\$518,200
Percent Change	+36.8%	-9.7%	+9.3%

Number of improved Parcels in the Population: 7394

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

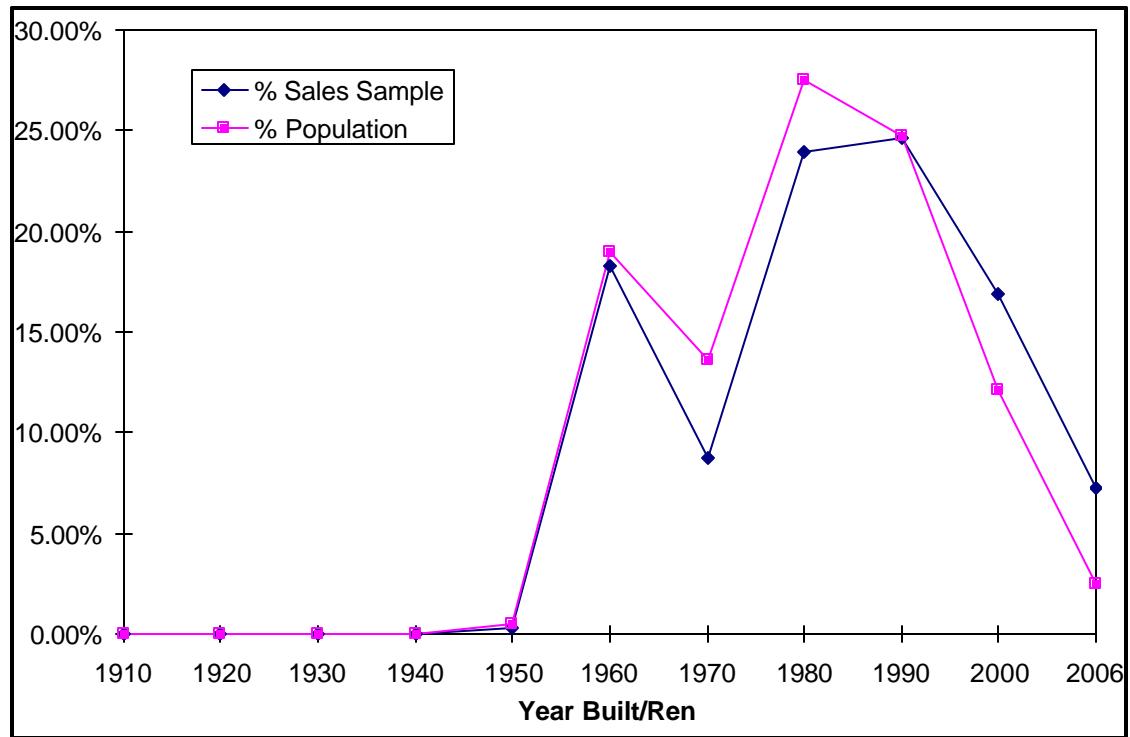
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.33%
1960	220	18.30%
1970	105	8.74%
1980	287	23.88%
1990	296	24.63%
2000	203	16.89%
2006	87	7.24%
	1202	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.01%
1930	0	0.00%
1940	1	0.01%
1950	36	0.49%
1960	1405	19.00%
1970	1006	13.61%
1980	2036	27.54%
1990	1830	24.75%
2000	895	12.10%
2006	184	2.49%
	7394	

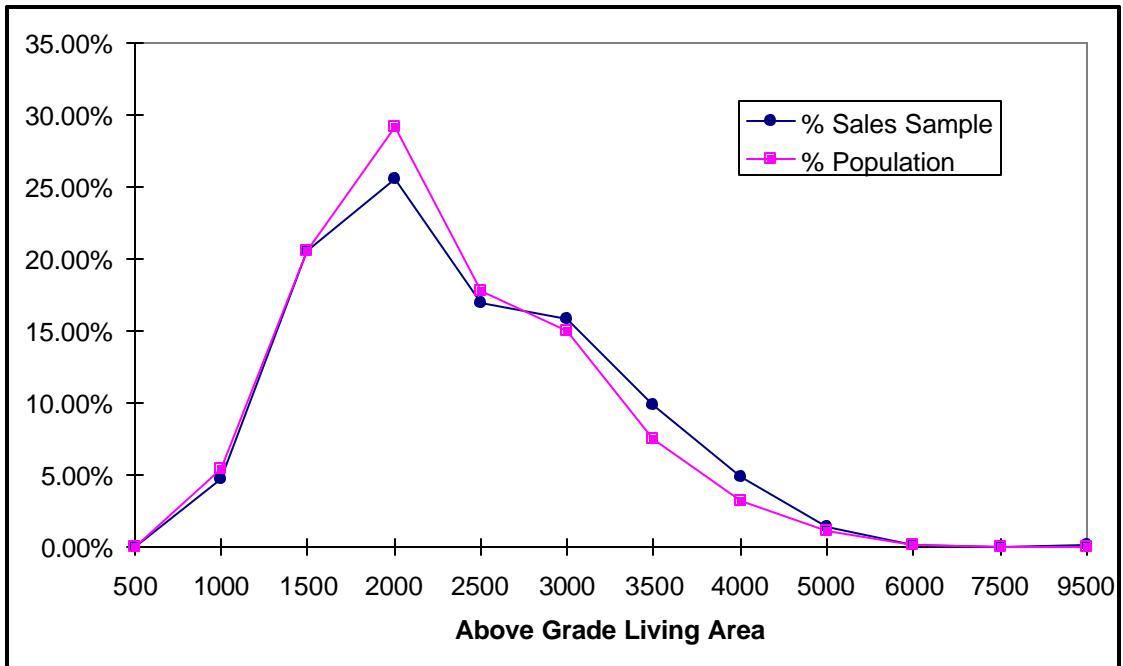


Sales of new homes built in the last seven years are slightly over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	56	4.66%
1500	248	20.63%
2000	308	25.62%
2500	204	16.97%
3000	191	15.89%
3500	118	9.82%
4000	59	4.91%
5000	16	1.33%
6000	1	0.08%
7500	0	0.00%
9500	1	0.08%
	1202	

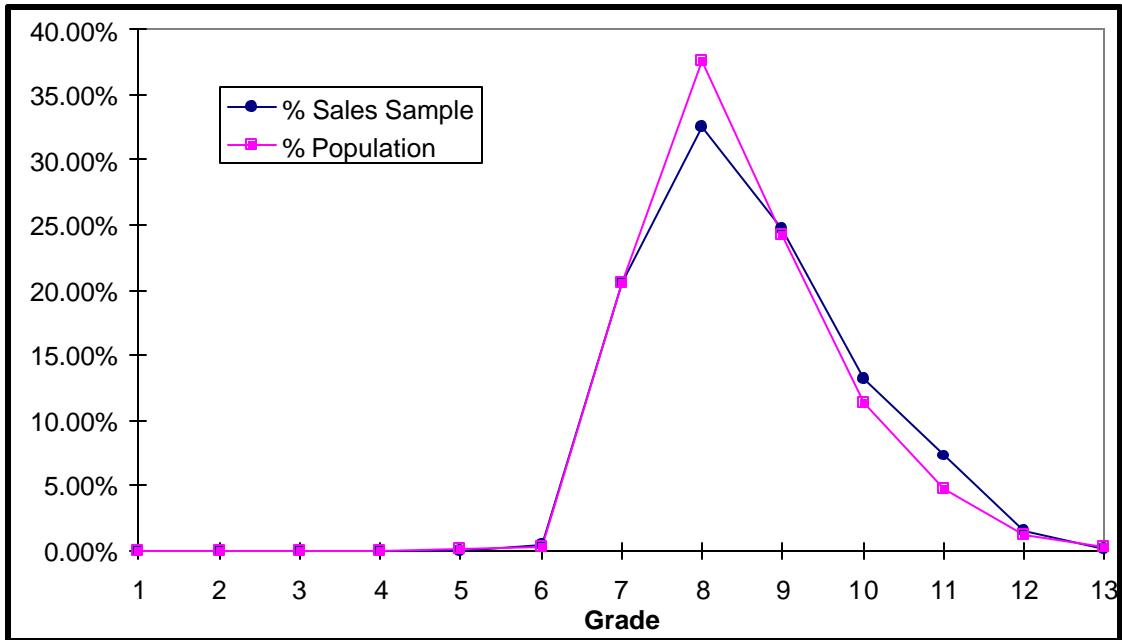
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	397	5.37%
1500	1520	20.56%
2000	2162	29.24%
2500	1319	17.84%
3000	1113	15.05%
3500	559	7.56%
4000	233	3.15%
5000	78	1.05%
6000	10	0.14%
7500	2	0.03%
9500	1	0.01%
	7394	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

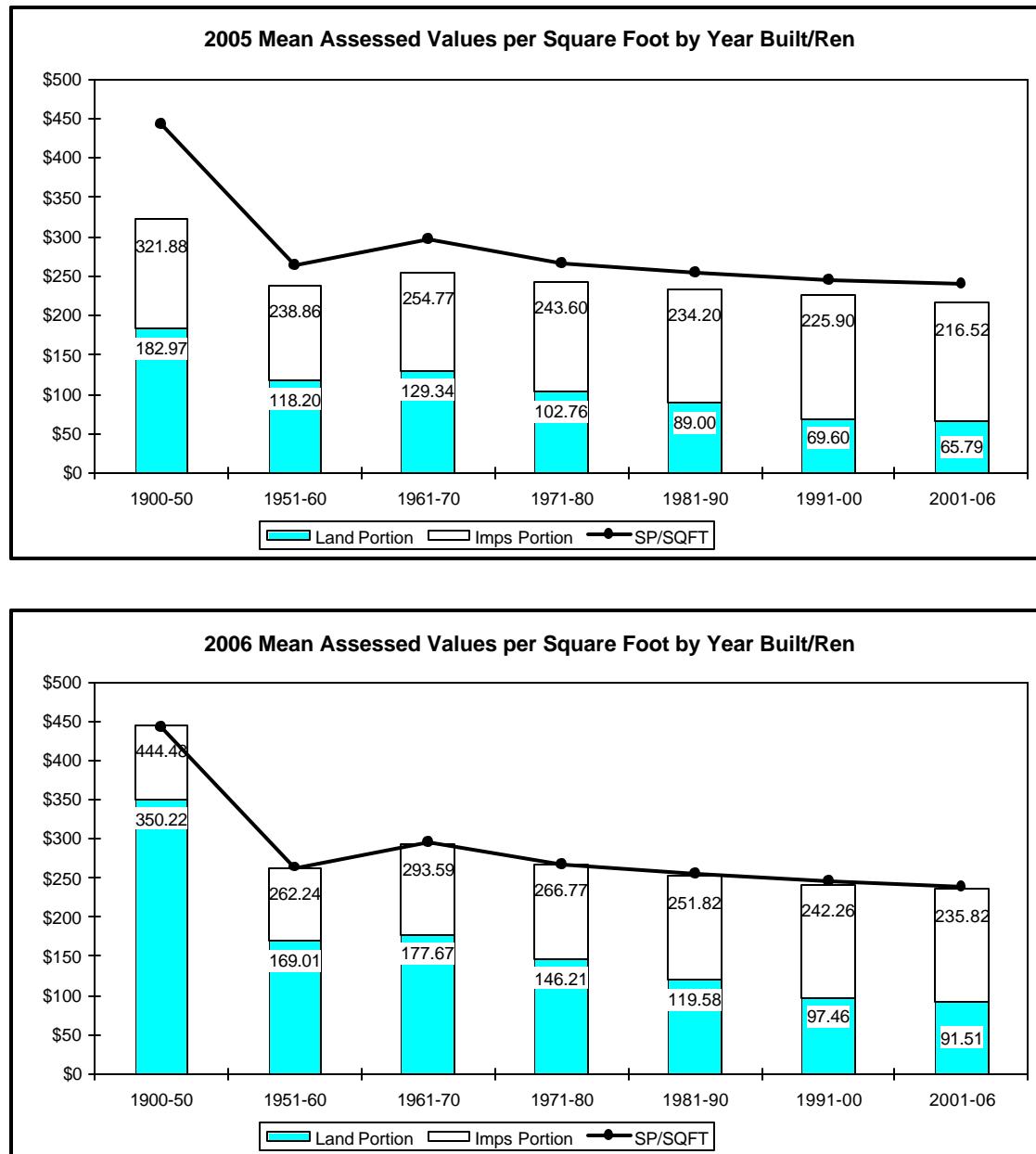
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	3	0.04%
6	4	0.33%	6	19	0.26%
7	247	20.55%	7	1520	20.56%
8	391	32.53%	8	2775	37.53%
9	297	24.71%	9	1788	24.18%
10	158	13.14%	10	842	11.39%
11	87	7.24%	11	352	4.76%
12	17	1.41%	12	82	1.11%
13	1	0.08%	13	13	0.18%
		1202			7394



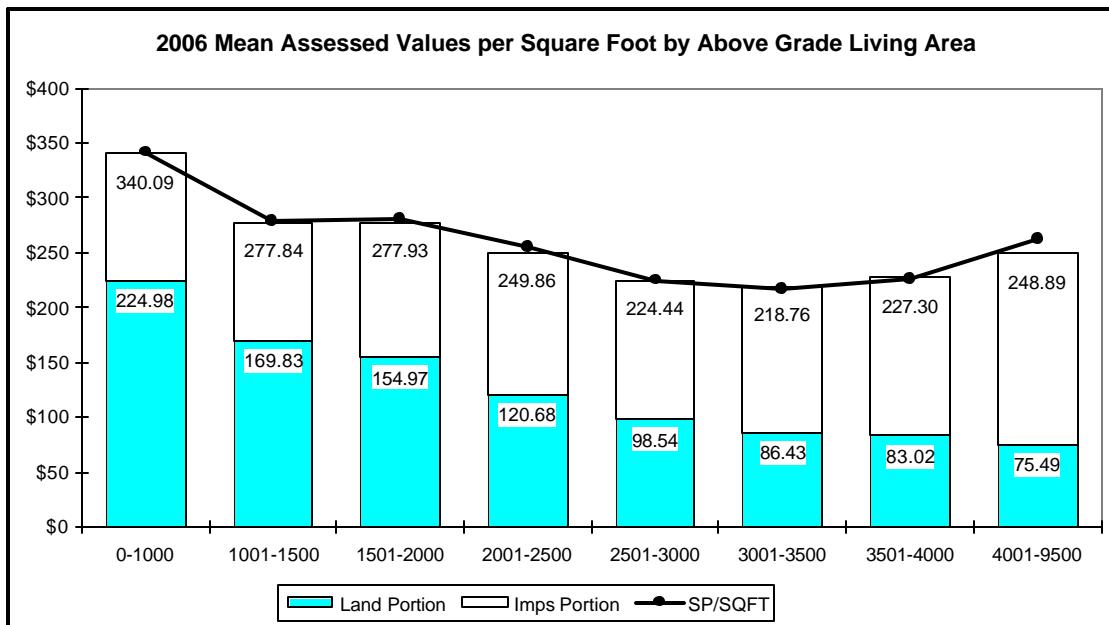
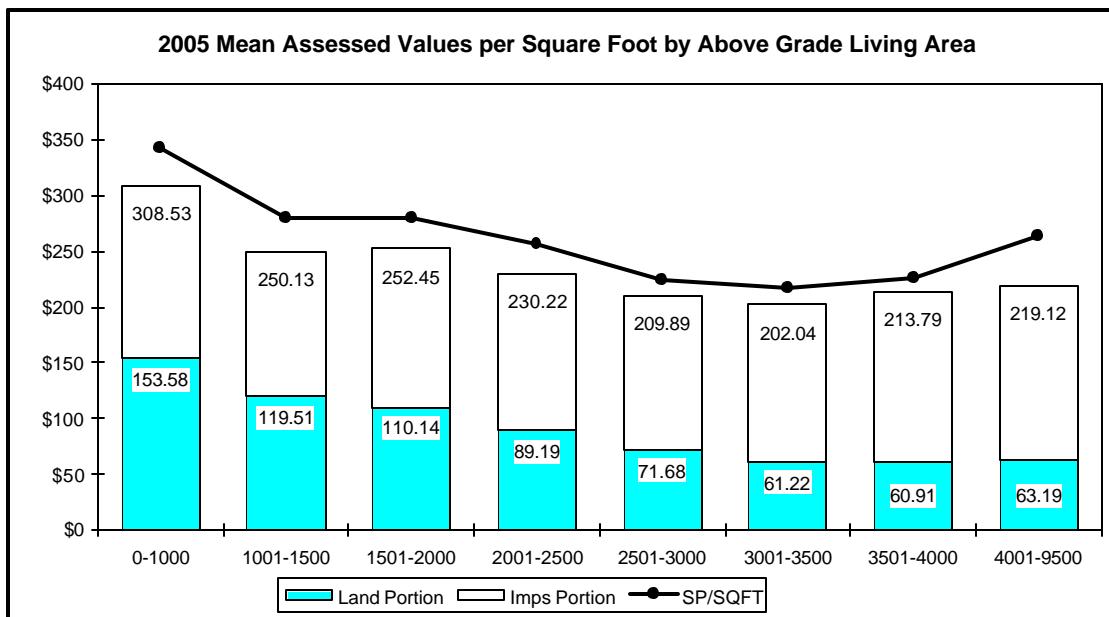
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated



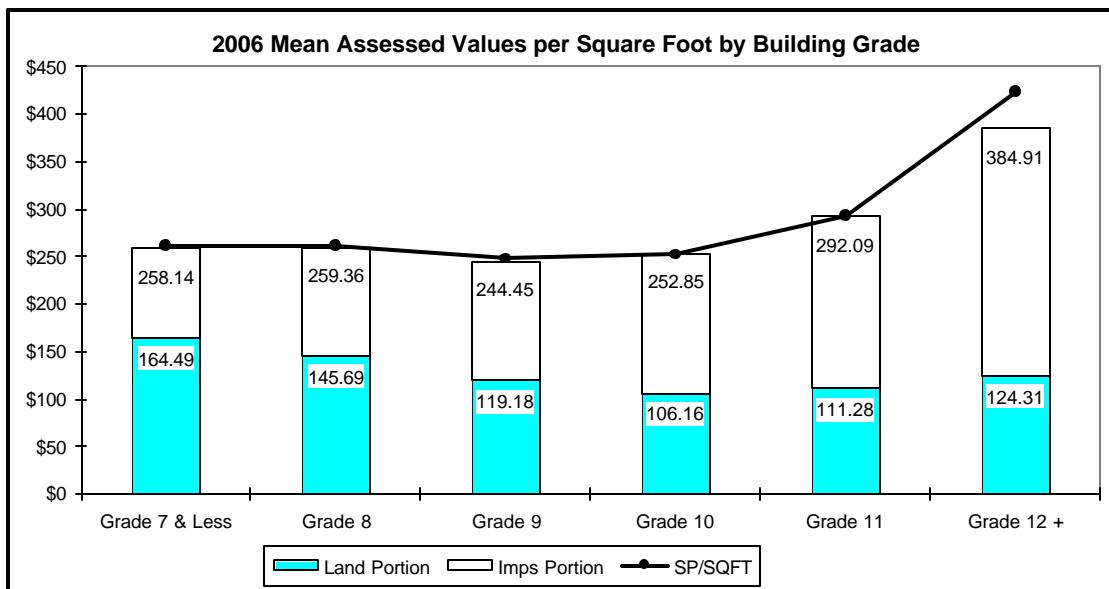
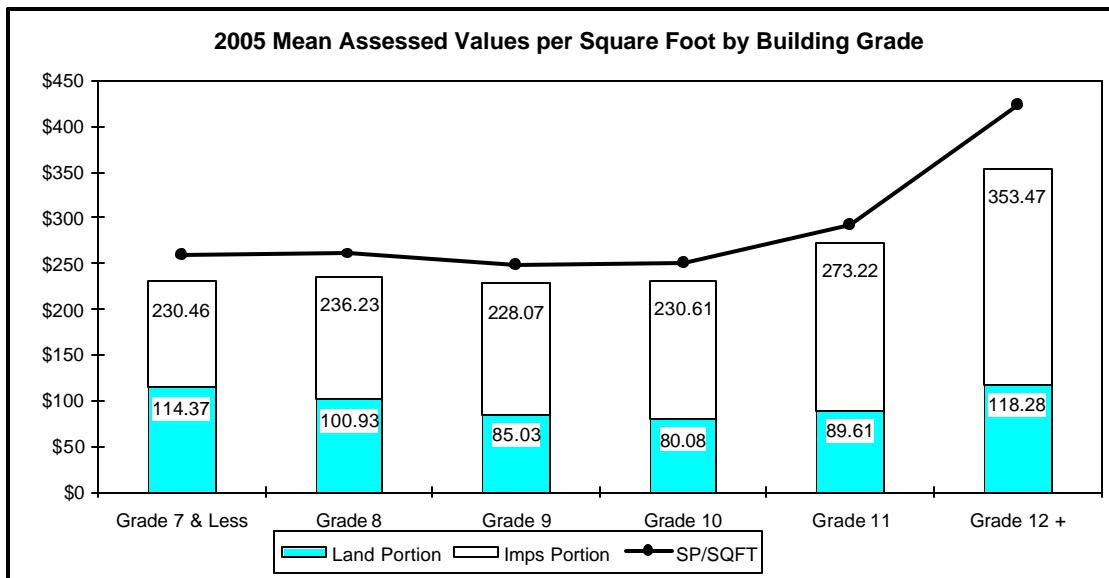
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area



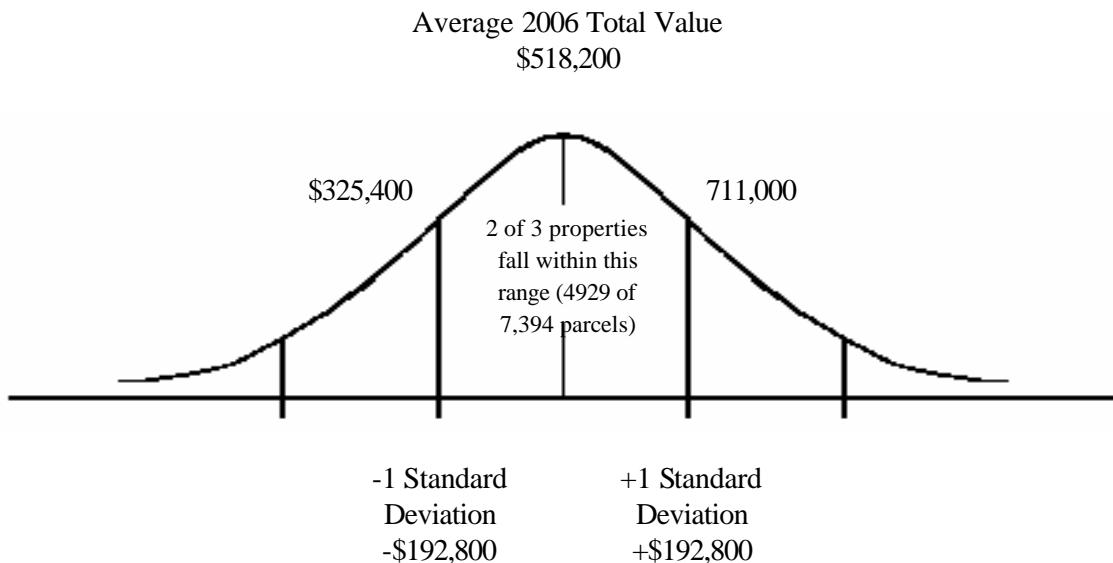
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. Note: grade 12 and 13 sales were over weighted by sales in 2005 and were equalized in value to the remainder of the population which had full representation of 2003 thru 2005 sales. The chart will indicate these properties as undervalued for this reason.

Population Summary

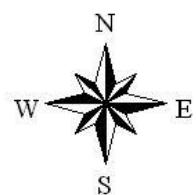
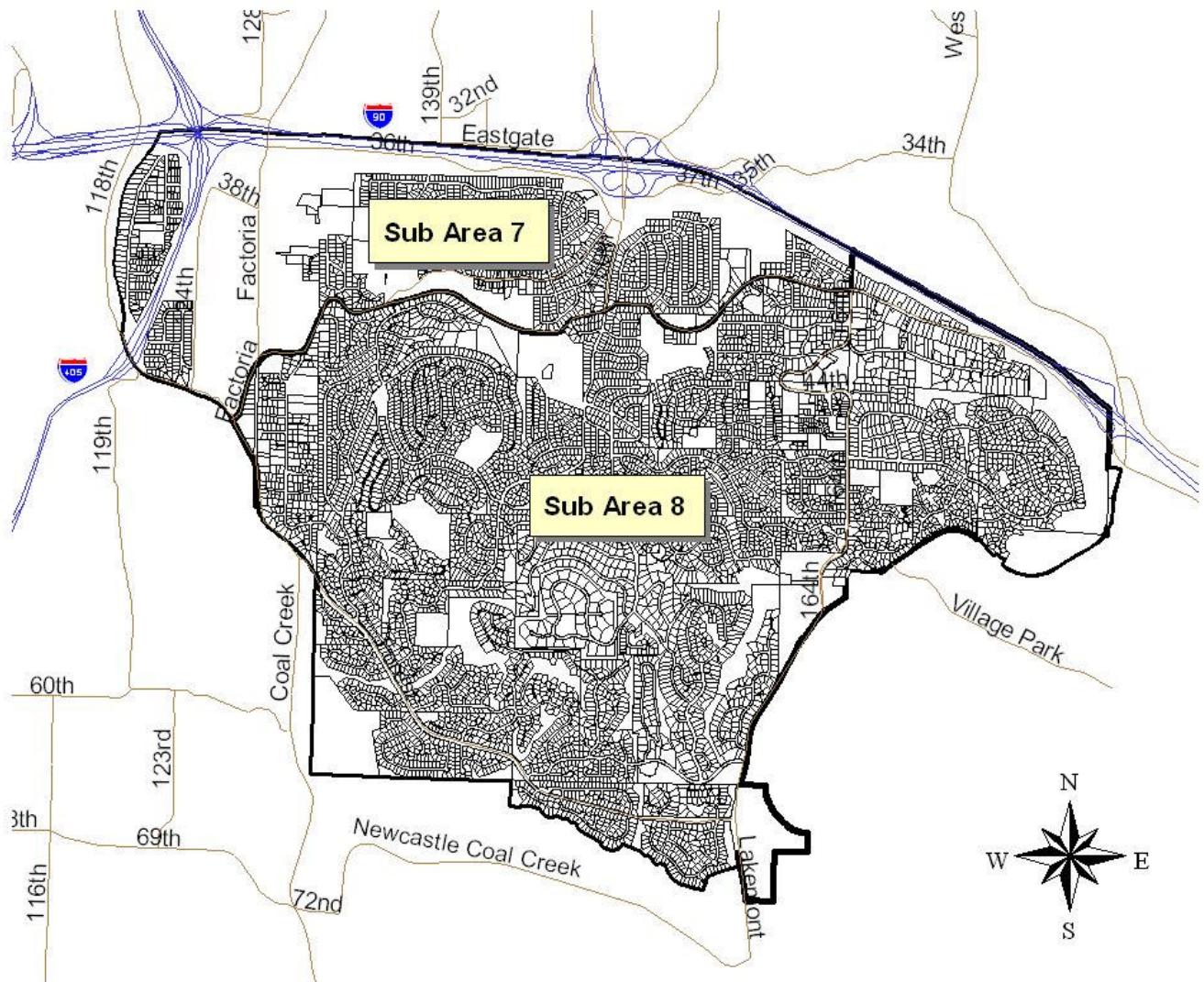


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

AREA 31



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Eastgate / Factoria

Boundaries:

The general boundaries beginning on the North is Interstate 90, to the West is 120th Ave SE and Coal Creek Parkway. To the South is Coal Creek which runs between Coal Creek Parkway and Lakemont Blvd SE. Lakemont Blvd is the Eastern boundary

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 31 is located in the South East section of the City of Bellevue – This is a very homogenous and desirable area with outstanding access to I-90 and I-405 that provide excellent commutes to major commercial centers and recreational areas. Houses typical to this area were built from 1950 to the present, with quality of construction from grade 7 through 13 and total living area from just under 1,000 square feet to over 7,000 square feet. Homes are selling from mid \$200,000 to well over \$1,000,000 providing a variety of neighborhoods and housing styles from entry level to luxury living.

One of the great qualities of this area is that it provides some of the most spectacular views on the Eastside and all of the Seattle area. Views include scenes of Lake Washington and Lake Sammamish, a distant Puget Sound, the Cascade and Olympic mountains (including Mt. Rainier & Baker), and the cities of Seattle and Bellevue.

Most of this area has been developed although some larger sites still exist with the potential for subdivision or platting. Some of these are just large improved sites with a large back or side yard that can be segregated off for one additional building site and there are a few acreage parcels available that can support multiple sites. In some cases when the property is improved the original house may be torn down to maximize development. Most of these properties are located toward the West and Northeasterly part of the area.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.98% to 12.98%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. In Area 31 there were a total of 17 land sales to represent a population that is complex in nature having multiple types of view, neighborhoods and influences from development potential. It was determined that additional sales support was needed from competing areas, therefore an additional 9 vacant sales in Area 64-5 and 5 vacant sales in Area 65-1 were utilized.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 31 consists of 7879 parcels of which 95% are improved; most are located in plats and typically ranging in size from 9,000 to 14,000 square feet. This area is very desirable having excellent access to both Interstate 90 and 405 just minutes from downtown Seattle, Bellevue and Issaquah.

Base land values were derived from vacant land sales in Area 31 with additional support from land sales in Area 64, Area 65. These values were categorized by the unique characteristics, and relationships attributed to each plat, of which similarities in quality, age and average selling price were considered. During this process 7 neighborhood or platted area groups were established to set base land values; these groups are identified in the Assessors “Real Property Application” neighborhood code as 1 through 7.

What mainly defined each neighborhood was the typical year built, typical grade/quality of construction, average selling price and amenities. Although, each neighborhood may have a wide range of year built and grade of house.

The following is a general description of each neighborhood;

- ⊕ Neighborhood 1 the majority of homes are grade 7, built in the 1950's with an average sale price of \$318,000.
- ⊕ Neighborhood 2 the majority of homes are grade 8, built in the 1960's with an average sale price of \$438,000.
- ⊕ Neighborhood 3 the majority of homes are grade 8, built in the 1970's with an average sale price of \$521,000. This area has had the majority of short platting activity for new construction.
- ⊕ Neighborhood 4 the majority of homes are grade 8 and 9, built in the 1970's and 1980's with an average sale price of \$569,000.
- ⊕ Neighborhood 5 the majority of homes are grade 9 thru 11, built in the 1980's and 1990's with an average sale price of \$715,000. These are higher quality plats.
- ⊕ Neighborhood 6 the majority of homes are grade 11, built in the 1980's and later with an average sale price of \$952,000. These are premium plats and luxury homes.
- ⊕ Neighborhood 7 is a very unique “one of a kind” plat named Hilltop with uniquely constructed grade 8 and 9 homes built in the 1950's on estate size lots. There are restrictive building covenants and sale prices over \$700,000.

A map showing each neighborhood will be included following Land Value Model Calibration.

An additional upward adjustment of 5% to 15% was given for properties larger in size than typical for a plat which increases the utility and marketability of the site.

Located in Sections 13-24-5 & 14-24-5 are much larger lots and/or tax lots that are well above the typical 15,000 square foot lot that have no immediate potential for short platting due to lack of public sewer. These larger sites have additional utility and marketability; an increase to base land of \$10,000 for every 5,000 square feet over 15,000 square feet was applied.

Sites considered having potential for more than 1 site were valued accordingly: in Section 16-24-5 and SW 9-24-5 the neighborhood base value + \$180,000 per additional site; in the remainder of Area 31 the neighborhood base value + \$100,000 per additional site was set.

View quality is one of the most contributory adjustments to base land value; the schedule determining these adjustments is detailed in the land value model. Properties on greenbelts were also given an upward adjustment of \$5,000 to \$20,000 for added privacy; the value added compensated the quality of privacy derived from location on a greenbelt.

Additional adjustments were made for topography, traffic , access and power/gas line easements.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Neighborhood	Base Values	
1	\$195,000	
2	\$215,000	
3	\$235,000	
4	\$255,000	
5	\$275,000	
6	\$305,000	
7	\$485,000	An upward adjustment of 2% to 15% is given for platted lots greater in size than is typical which increases the utility and marketability of the property.

Additional Adjustments made to Baseland values

View Type	Fair	Average	Good	Excellent
Lake Washington	\$20,000	\$40,000	\$60,000	\$80,000
Lake Sammamish	\$20,000	\$30,000	\$40,000	\$50,000
Seattle Skyline	\$0	\$25,000	\$45,000	\$65,000
Territory	\$0	\$20,000	\$35,000	\$50,000
Bellevue (Other View)	\$0	\$5,000	\$10,000	\$15,000
Puget Sound	\$15,000			
Olympics	\$0	\$5,000	\$10,000	\$15,000
Cascades	\$0	\$5,000	\$10,000	\$15,000
Mt. Rainier	\$0	\$5,000	\$10,000	\$15,000

Green Belts Add \$5,000 to \$20,000. Value increases as quality of privacy from location on and/or the depth of a greenbelt increases.

Traffic Adjustment **1 (Moderate)** **2 (Heavy)** **3 (Extreme)**
 Less \$5,000 to \$10,000 \$15,000 to \$20,000 \$25,000 to \$30,000
 Parcels impacted by more than one major road may be adjusted downward up to 1 1/2 the combined coded adjustment value.

Topography Less 5% to 50%

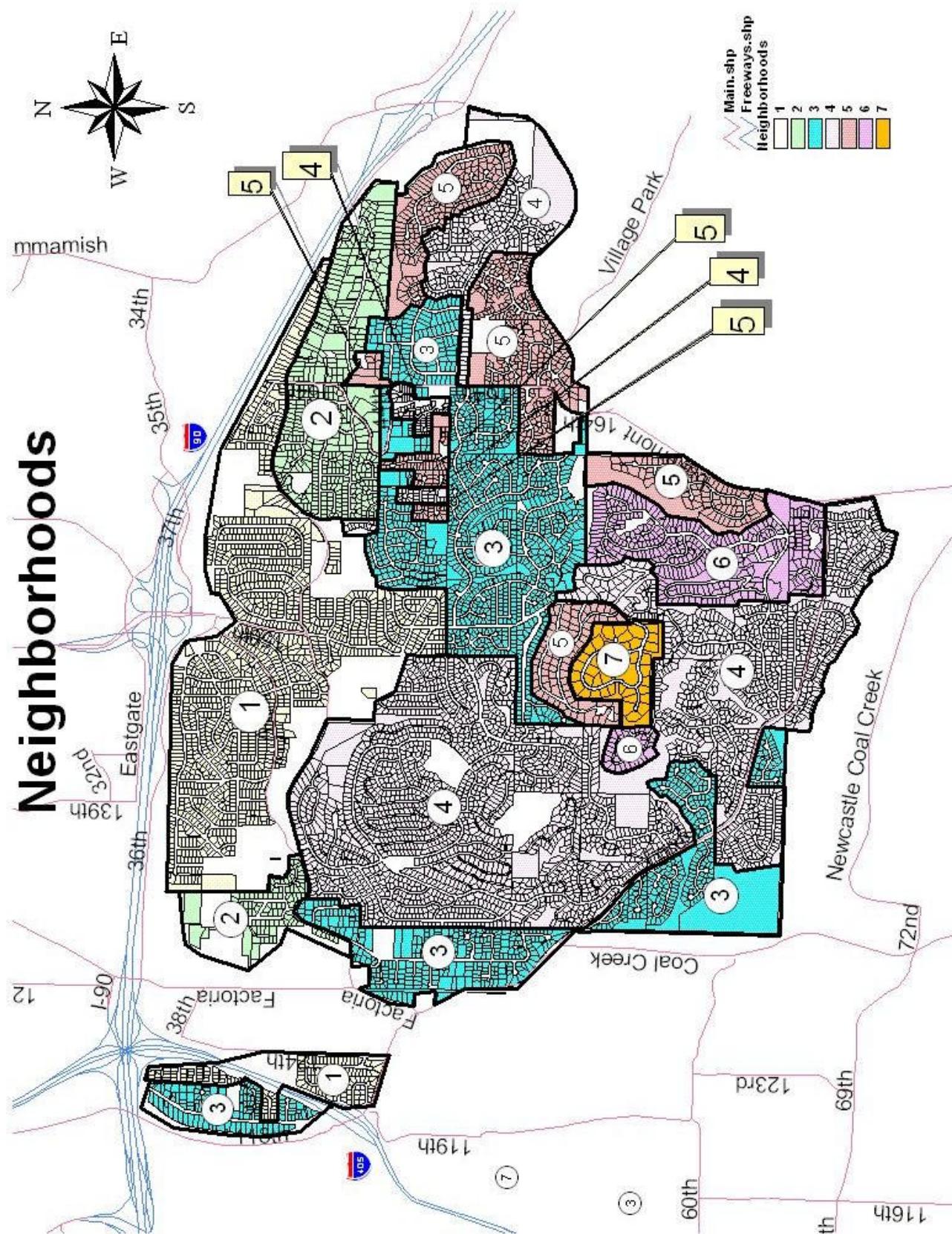
Power lines Less \$10,000

Vacant lots no Public Sewer Less 10%, Located in Sections 13-24-5 & 14-24-5

Tax Lots/Large Lots (where potential for additional sites is less probable)
 Typical base lot size is 15,000 sq feet @ Baseland Value + \$10,000 incrementally for every 5,000 sq feet. These parcels are typically located in Sections 13-24-5 & 14-24-5

Development Sites (parcels having the potential for more than 1 site)
 The first site will be at the neighborhood base value plus \$180,000 for each additional site in Section 16-24-5 and SW 9-24-5; for the remainder of Area 31 add \$100,000 for each additional site.

Neighborhoods



Vacant Sales Used In This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
31-7	056500	0080	11/2004	\$220,000	7907	Y	N
31-7	220550	0120	9/2004	\$190,000	9330	N	N
31-8	132405	9038	6/2004	\$613,000	202554	Y	N
31-8	132405	9149	12/2004	\$205,000	75794	Y	N
31-8	140400	0080	3/2005	\$450,000	15071	Y	N
31-8	142405	9059	4/2004	\$700,000	80586	N	N
31-8	142405	9151	11/2003	\$160,000	7798	N	N
31-8	162405	9157	8/2004	\$171,500	19450	N	N
31-8	260002	0030	8/2004	\$190,000	15800	Y	N
31-8	260002	0520	3/2005	\$220,000	16950	Y	N
31-8	346030	0010	6/2005	\$125,000	25276	N	N
31-8	368590	0050	11/2005	\$250,000	15185	Y	N
31-8	750450	0090	6/2004	\$235,000	14810	Y	N
31-8	785641	0140	6/2003	\$290,000	10960	Y	N
31-8	808102	0020	11/2003	\$360,000	10804	Y	N
31-8	808103	0300	3/2004	\$295,000	20379	N	N
31-8	942950	0145	9/2004	\$275,500	15480	N	N
64-5	202405	9115	3/2004	\$228,250	7,200	N	N
64-5	334330	0925	10/2004	\$319,000	15,000	Y	N
64-5	334330	1463	8/2005	\$148,000	10,000	Y	N
64-5	386400	0120	7/2005	\$235,000	10,300	N	N
64-5	713552	0160	6/2004	\$295,000	10,913	Y	N
64-5	713552	0360	8/2004	\$260,000	8,769	Y	N
64-5	713552	0370	6/2004	\$250,000	9,202	Y	N
64-5	892100	0070	2/2004	\$435,000	11,552	Y	N
64-5	892100	0080	4/2004	\$315,000	11,295	Y	N
65-1	242405	9135	2/2005	\$460,000	41,755	Y	N
65-1	413943	0550	10/2004	\$437,000	13,458	Y	N
65-1	413945	0690	6/2005	\$345,000	11,917	N	N
65-1	413950	0220	4/2004	\$425,000	19,921	Y	N
65-1	560800	0010	8/2005	\$425,000	15,365	Y	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
31-7	162405	9314	5/2005	\$2,500	EASEMENT
31-8	162405	9085	1/2005	\$10,000	EASEMENT
31-8	142405	9047	1/2005	\$84,000	QUIT CLAIM
31-8	232405	9323	1/2005	\$182,700	ASSEMBLAGE
31-8	259220	1000	6/2005	\$210,000	NO MARKET EXPOSURE
31-8	345990	0355	10/2004	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
31-8	785641	0140	4/2004	\$262,500	FULL SALES PRICE NOT REPORTED
31-8	942950	0122	11/2005	\$235,000	NO MARKET EXPOSURE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development.

Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values such as age, grade, condition, stories, living area, building cost, land issues and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS (Number Crunching Statistical Software) in conjunction with Microsoft Excel. The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables or market segments that would be used in the valuation model. Through this process a valuation model was derived that includes the essential variables; Base Land, Building RCNLD (replacement cost new less depreciation) Age, SubArea 7, Very Good Condition and various Plat Majors.

After the EMV model was determined, neighborhoods were analyzed further. This was done in order to insure that neighborhood characteristics and amenities recognized in the market were also accounted for in the valuation. There are several neighborhood adjustments as a result of this more in-depth examination.

The EMV model excluded value for accessory improvements; since most of these improvements include detached garages and carports it was determined to add Accessory RCNLD to the Improvement EMV on these properties. Properties with multiple houses were valued by adding the RCNLD of buildings #2 or higher to the calculated EMV of land and building #1.

In regards to the valuation of grade 12 homes it would appear when looking at the Per Square Foot Values by Grade (page 9) and on the Ratio Confidence Intervals (page 75) that the mean assessed values for 2006 are low. This is due to the fact that grade 12 sales were heavily over weighted with 2005 sales; therefore the values of these homes were tempered so as to not overvalue them in comparison to the values derived for all other properties that had adequate representation for all 3 years of sales. There were a total of 17 sales, 14 in 2005, 2 in 2004 and 1 in 2003. 14 of the 17 sales were in one plat called "The Summit" (majors 808100, 808102, 808103 and 808104).

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

NCSS Multiplicative Model Area 31

Formula:

<u>Variable</u>	<u>Coefficient</u>
Intercept	0.673529
+ If SubArea = 7, then LN(10)	* 0.0116909
+ If Major = 412850, then LN(10)	* - 0.03701759
+ If Major = 326059, then LN(10)	* - 0.06273204
+ If Major = 808100, 808101, 808102, 808103 or 808104 and Grade<=11, then LN(10)	* 0.02834919
+ If Major = 183698, then LN(10)	* - 0.04365665
+ If Major = 214130, 214131, 214132, 214133 or 214134, then LN(10)	* - 0.02569529
+ If Major = 780545, 780546, 896550, 896551 or 896552, then LN(10)	* 0.03361036
+ LN(BaseLand/1000)	* 0.5900235
+ LN(BldgRCNLD/1000)	* 0.452838
+ LN(Age+1)	* - 0.0486455
+ If Cond = 5 (Very Good), then LN(10)	* 0.0227256
	= Total

Then, EXP (Total) * 1000 = EMV
Then, Truncate EMV to the lower thousand

EMV	= Total Value
Land Value	= Base Land Value
Improvement Value	= EMV – Base Land Value

EMV values were not generated for:

- If total EMV is less than base land value

Additional Adjustments to EMV

Plat Adjustments

Major	Adjustment
037830	Total EMV x .90
071350	Total EMV x 1.10
177750	Total EMV x .95
177760	Total EMV x .95
185475	Total EMV x .90
220670	Total EMV x 1.03
220350	Total EMV x 1.03
220500	Total EMV x 1.03
220150	Total EMV x 1.03 (Area 31-8, Minors 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400 only).
259222	Total EMV x 1.10
259745	Total EMV x .90 (Neighborhood 6 only)
259745	Total EMV x 1.05 (Neighborhood 4, grade 9 & 10 only)
260000	Total EMV x 1.05
260002	Total EMV x 1.10 (grade 9 only) Total EMV x 1.05 (grade 10 only)
260011	Total EMV x 1.05
260013	Total EMV x 1.10
260014	Total EMV x 1.10
337790	IMP RCNLD x 1.1
345990	Total EMV x 1.05 (Only grade 7 thru 9 in good condition or less and built prior to 1970).
413940	Total EMV x 1.03
413960	Imp EMV x 1.1 Gr. 9 only
413966	Imp EMV x 1.1 Gr. 9 only
808100	Total EMV x 1.13 (Grade 12 & 13 only)
808101	Total EMV x 1.13 (Grade 12 & 13 only)
808102	Total EMV x 1.13 (Grade 12 & 13 only)
808103	Total EMV x 1.13 (Grade 12 & 13 only)
808104	Total EMV x 1.13 (Grade 12 & 13 only)
808951	Total EMV x 1.05
896540	Total EMV x 1.04
896541	Total EMV x 1.06
934690	Total EMV x .95
934691	Total EMV x .95
934692	Total EMV x .95
934693	Total EMV x .95
934694	Total EMV x .95
934695	Total EMV x .95
934696	Total EMV x .95
934697	Total EMV x .95
934698	Total EMV x .95
955270	Total EMV x 1.05 (grade 8 only)

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	544830	0270	2/18/05	\$326,780	1910	0	6	1958	3	18500	Y	N	3541 122ND AV SE
7	220450	0500	6/4/04	\$281,950	850	700	7	1954	3	9686	N	N	4165 146TH AV SE
7	220050	0330	5/21/03	\$229,000	850	850	7	1954	4	21600	N	N	4126 149TH PL SE
7	220050	0340	7/2/05	\$385,000	850	620	7	1954	4	22100	N	N	4129 149TH PL SE
7	220150	0495	6/21/05	\$369,000	850	850	7	1954	4	10080	N	N	15131 SE 41ST ST
7	220150	1075	10/19/04	\$290,000	850	850	7	1954	4	12504	N	N	15421 SE 41ST ST
7	220150	1075	11/3/03	\$258,000	850	850	7	1954	4	12504	N	N	15421 SE 41ST ST
7	220150	1155	5/1/03	\$240,000	850	850	7	1954	4	9085	N	N	3812 155TH AV SE
7	220250	0285	10/29/04	\$311,000	850	850	7	1954	4	8800	N	N	3932 154TH AV SE
7	220150	0125	3/17/04	\$250,950	850	850	7	1954	4	16405	N	N	4017 151ST AV SE
7	220650	0585	9/22/04	\$293,400	850	850	7	1955	4	9541	N	N	3835 139TH PL SE
7	220550	0320	4/25/03	\$263,000	850	850	7	1955	4	8640	N	N	14411 SE 37TH ST
7	220150	1185	6/16/05	\$378,650	850	1020	7	1954	4	11908	N	N	15436 SE 38TH ST
7	220570	0365	7/21/05	\$370,000	850	850	7	1955	4	8640	N	N	3743 140TH AV SE
7	220650	0650	8/24/05	\$353,200	850	850	7	1955	5	8700	N	N	13915 SE 38TH PL
7	220150	1305	10/24/05	\$385,000	850	850	7	1954	5	10677	N	N	15417 SE 42ND ST
7	220150	0700	9/28/05	\$387,000	850	850	7	1954	5	10000	N	N	4118 153RD AV SE
7	220150	0535	4/29/05	\$376,000	850	850	7	1954	5	10000	N	N	4022 152ND AV SE
7	220150	0535	12/16/04	\$317,500	850	850	7	1954	5	10000	N	N	4022 152ND AV SE
7	220570	0335	5/26/05	\$375,000	880	850	7	1955	5	8640	N	N	13946 SE 40TH ST
7	220570	0650	10/13/05	\$375,000	880	850	7	1955	5	16659	Y	N	14248 SE 37TH ST
7	220570	0665	4/2/03	\$240,000	910	700	7	1956	4	13339	N	N	14312 SE 37TH ST
7	220700	0040	5/4/04	\$300,000	940	850	7	1958	4	9669	N	N	3725 135TH AV SE
7	220250	0160	11/30/05	\$329,950	950	0	7	1954	4	10291	N	N	3910 153RD AV SE
7	220450	0115	9/7/04	\$275,000	950	0	7	1954	4	11304	N	N	4002 147TH AV SE
7	220150	1005	5/9/03	\$234,000	950	0	7	1954	4	10000	N	N	4055 156TH AV SE
7	220150	0855	2/20/04	\$265,000	950	0	7	1955	4	7195	N	N	15420 SE 41ST ST

Improved Sales Used In This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	220450	0260	10/4/04	\$262,500	950	0	7	1955	4	9073	N	N	4245 147TH AV SE
7	220450	0025	6/26/03	\$249,950	950	0	7	1955	4	13438	N	N	4003 147TH AV SE
7	220050	0050	6/8/04	\$280,000	950	730	7	1954	4	10400	N	N	14816 SE ALLEN RD
7	220150	1030	6/7/05	\$390,000	950	950	7	1954	4	13273	N	N	15446 SE 42ND ST
7	220550	0400	8/27/03	\$285,000	950	950	7	1955	5	8250	N	N	3810 145TH AV SE
7	220450	0195	3/25/03	\$375,000	950	0	7	1955	5	11935	N	N	14709 SE ALLEN RD
7	220450	0395	10/4/05	\$375,000	960	500	7	1955	4	8967	N	N	14510 SE 42ND PL
7	220150	0025	5/2/03	\$299,000	960	850	7	1954	5	9600	N	N	15316 SE 38TH PL
7	220150	1220	3/2/05	\$285,000	970	0	7	1954	4	11945	N	N	4002 156TH AV SE
7	220250	0145	12/23/03	\$260,000	970	0	7	1955	5	9858	N	N	3936 153RD AV SE
7	152405	9124	5/12/03	\$239,000	970	0	7	1968	5	7405	N	N	14215 SE ALLEN RD
7	152405	9066	8/20/03	\$244,900	1000	0	7	1959	5	10890	N	N	4020 138TH AV SE
7	220650	0190	4/2/03	\$254,000	1000	520	7	1955	4	9600	N	N	3746 136TH PL SE
7	220550	0455	1/29/03	\$252,000	1000	520	7	1955	4	10450	N	N	3727 147TH AV SE
7	220550	0305	7/12/04	\$320,000	1000	520	7	1955	4	8970	N	N	3831 145TH AV SE
7	220570	0415	11/1/04	\$337,500	1000	450	7	1955	5	8700	N	N	14219 SE 37TH ST
7	220550	0105	5/12/04	\$258,950	1010	0	7	1955	4	9300	N	N	3774 147TH AV SE
7	220570	0510	7/5/03	\$255,000	1010	260	7	1955	4	9700	N	N	3754 140TH AV SE
7	220570	0400	4/4/03	\$245,000	1010	550	7	1955	5	11936	N	N	14029 SE 37TH ST
7	424600	0180	11/1/04	\$299,950	1010	820	7	1966	4	9600	N	N	16138 SE NEWPORT WY
7	220250	0095	5/9/03	\$213,300	1020	0	7	1954	4	8607	N	N	3947 154TH AV SE
7	220650	0280	12/1/04	\$282,000	1020	0	7	1956	4	11219	N	N	13637 SE 37TH ST
7	220570	0515	10/7/03	\$256,500	1020	300	7	1955	3	10028	N	N	14009 SE 37TH PL
7	607320	0020	2/25/03	\$248,350	1020	0	7	1955	5	9835	N	N	12024 SE 42ND ST
7	220550	0085	10/18/05	\$382,800	1020	500	7	1955	4	26200	N	N	4007 148TH PL SE
7	220150	0985	10/25/05	\$329,000	1020	0	7	1954	5	10000	N	N	4023 156TH AV SE
7	424600	0110	3/1/05	\$339,950	1020	390	7	1960	4	10975	N	N	4026 162ND AV SE
7	220650	0090	6/2/05	\$395,000	1020	600	7	1955	4	9000	N	N	3720 139TH AV SE
7	220050	0040	6/23/04	\$237,500	1050	0	7	1954	4	10400	N	N	14902 SE ALLEN RD
7	220150	1045	7/12/04	\$289,000	1050	0	7	1954	4	9802	N	N	15422 SE 42ND ST
7	220450	0010	7/23/03	\$244,500	1070	0	7	1954	4	11200	N	N	4010 146TH AV SE
7	220150	0945	12/12/05	\$377,500	1070	0	7	1954	5	10487	N	N	3811 156TH AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	424600	0410	9/30/03	\$249,950	1070	0	7	1961	4	10400	N	N	4005 161ST AV SE
7	424600	0280	11/17/03	\$360,000	1070	950	7	1961	4	10117	N	N	4004 161ST AV SE
7	424600	0550	11/19/04	\$319,500	1080	960	7	1978	4	14300	N	N	16356 SE 40TH ST
7	220570	0180	5/7/03	\$270,000	1090	250	7	1955	4	8069	N	N	3852 142ND PL SE
7	424600	0330	9/9/05	\$417,950	1090	500	7	1973	5	17300	N	N	4029 162ND AV SE
7	220550	0350	2/13/03	\$240,000	1120	0	7	1955	4	8360	N	N	3729 146TH AV SE
7	038400	0110	11/9/04	\$300,000	1120	0	7	1954	4	8640	N	N	4018 142ND AV SE
7	220150	1160	4/7/05	\$310,000	1120	850	7	1954	4	11528	N	N	15404 SE 38TH ST
7	220150	1160	5/1/03	\$225,000	1120	850	7	1954	4	11528	N	N	15404 SE 38TH ST
7	220150	1350	4/18/05	\$349,950	1130	610	7	1954	4	9873	N	N	4216 153RD AV SE
7	220250	0215	10/11/04	\$264,000	1150	0	7	1954	4	8470	N	N	3925 155TH AV SE
7	220450	0120	6/22/04	\$258,000	1150	0	7	1954	4	13260	N	N	4012 147TH AV SE
7	220250	0200	12/22/04	\$299,950	1160	0	7	1954	5	8470	N	N	3901 155TH AV SE
7	220450	0360	7/2/04	\$275,000	1160	0	7	1955	5	8714	N	N	4206 147TH AV SE
7	424600	0310	11/15/05	\$443,000	1160	1120	7	1962	5	11148	N	N	4017 162ND AV SE
7	064330	0100	4/8/03	\$308,000	1170	1000	7	1967	4	13250	N	N	12139 SE 45TH PL
7	152405	9068	6/16/05	\$334,500	1180	0	7	1966	4	7840	N	N	4060 138TH AV SE
7	152405	9068	9/21/04	\$292,000	1180	0	7	1966	4	7840	N	N	4060 138TH AV SE
7	607320	0005	12/23/03	\$269,655	1190	0	7	1955	4	9714	Y	N	4054 120TH AV SE
7	220150	0305	3/18/03	\$226,500	1190	0	7	1954	4	8300	N	N	15118 SE 41ST PL
7	244210	0585	6/6/03	\$258,000	1190	800	7	1966	4	12200	N	N	12215 SE 35TH ST
7	220570	0220	6/18/03	\$246,000	1200	0	7	1955	4	8416	N	N	14037 SE 38TH ST
7	220150	0675	10/15/05	\$315,000	1200	0	7	1954	4	9164	N	N	15316 SE 42ND ST
7	220450	0370	2/23/04	\$255,500	1200	0	7	1955	4	10286	N	N	4202 145TH AV SE
7	220570	0215	12/1/03	\$285,000	1200	0	7	1955	5	7595	N	N	14031 SE 38TH ST
7	220570	0635	9/16/04	\$309,160	1200	850	7	1955	5	18314	N	N	14228 SE 37TH ST
7	424600	0052	4/27/04	\$325,000	1200	630	7	2003	3	3393	N	N	16345 SE 40TH ST
7	220450	0085	6/15/05	\$320,000	1210	0	7	1954	4	9411	N	N	14716 SE ALLEN RD
7	220550	0375	2/24/05	\$309,900	1210	0	7	1955	4	10850	N	N	3769 146TH AV SE
7	220550	0375	3/25/03	\$241,000	1210	0	7	1955	4	10850	N	N	3769 146TH AV SE
7	220650	0100	5/23/05	\$338,500	1210	0	7	1955	4	9000	N	N	3736 139TH AV SE
7	038400	0245	2/4/03	\$235,000	1210	0	7	1954	5	13502	N	N	14208 SE ALLEN RD

Improved Sales Used In This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	220550	0480	11/29/04	\$314,000	1210	0	7	1955	5	8640	N	N	3750 146TH AV SE
7	220450	0610	6/20/05	\$338,500	1210	0	7	1954	5	10440	N	N	14418 SE 41ST ST
7	152405	9085	3/16/05	\$324,975	1210	0	7	1946	5	9960	N	N	14121 SE ALLEN RD
7	220250	0275	4/22/03	\$260,000	1210	0	7	1954	5	9174	N	N	3948 154TH AV SE
7	220450	0515	9/7/05	\$405,000	1210	950	7	1955	4	9347	N	N	14441 SE ALLEN RD
7	152405	9122	2/16/05	\$329,950	1220	0	7	1966	5	7200	N	N	4066 138TH AV SE
7	220250	0055	7/22/04	\$265,000	1230	0	7	1954	4	8970	N	N	3971 153RD AV SE
7	220150	0255	12/6/04	\$293,000	1240	0	7	1954	4	10000	N	N	15126 SE 41ST ST
7	220150	0260	2/6/05	\$300,000	1240	0	7	1954	4	10000	N	N	15118 SE 41ST ST
7	220570	0315	7/27/04	\$315,000	1240	1050	7	1955	4	9766	N	N	3819 142ND AV SE
7	220570	0380	4/27/04	\$330,000	1240	970	7	1955	4	12250	N	N	3769 140TH AV SE
7	220650	0325	12/8/03	\$255,000	1250	0	7	1955	3	6797	N	N	3751 136TH AV SE
7	152405	9058	2/8/03	\$240,000	1250	0	7	1988	3	8685	N	N	14223 SE ALLEN RD
7	220650	0085	2/6/03	\$244,950	1250	500	7	1955	4	9000	N	N	3712 139TH AV SE
7	220250	0065	10/20/04	\$288,000	1260	0	7	1954	4	10200	N	N	3901 154TH AV SE
7	152405	9051	10/21/03	\$230,000	1260	0	7	1957	3	12632	N	N	13865 SE 40TH ST
7	220690	0075	3/18/04	\$273,000	1260	0	7	1967	4	9218	N	N	4054 140TH AV SE
7	220150	1320	4/7/04	\$300,000	1270	0	7	1954	4	10298	N	N	15349 SE 42ND ST
7	221410	0040	6/2/03	\$237,600	1270	0	7	1955	4	11050	N	N	4016 139TH AV SE
7	220570	0280	4/29/03	\$237,200	1280	0	7	1955	4	10079	N	N	14216 SE 40TH ST
7	220570	0035	6/9/03	\$230,000	1280	0	7	1955	4	8025	N	N	14301 SE 38TH ST
7	220550	0425	2/22/05	\$327,900	1280	0	7	1955	4	11652	N	N	14404 SE 38TH ST
7	220150	1345	5/16/05	\$410,000	1280	1280	7	1954	4	12357	N	N	4204 153RD AV SE
7	038400	0015	6/24/04	\$274,950	1290	0	7	1955	4	10440	N	N	14215 SE 40TH ST
7	220570	0145	10/15/03	\$257,500	1300	0	7	1955	3	9488	N	N	14401 SE EASTGATE DR
7	220450	0075	8/8/05	\$373,900	1300	0	7	1954	4	9900	N	N	4017 147TH PL SE
7	220050	0420	10/3/03	\$242,500	1300	0	7	1954	4	10098	N	N	14725 SE ALLEN RD
7	220150	1412	5/25/04	\$265,000	1310	0	7	1956	4	14000	N	N	3802 156TH AV SE
7	220650	0045	10/20/04	\$355,000	1310	0	7	1956	5	9950	N	N	13650 SE 37TH ST
7	220150	0140	12/27/05	\$385,000	1310	960	7	1954	4	11051	N	N	4109 151ST AV SE
7	424600	0120	7/16/05	\$389,950	1310	1550	7	1964	4	14506	N	N	4032 162ND AV SE
7	220150	1095	9/20/04	\$285,000	1320	0	7	1954	4	10000	N	N	4058 155TH AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	220150	0505	8/30/04	\$289,000	1330	0	7	1954	4	14061	N	N	15149 SE 41ST ST
7	220650	0150	4/8/05	\$360,000	1330	0	7	1955	4	11950	N	N	3737 138TH PL SE
7	424600	0190	6/10/05	\$327,500	1330	650	7	1966	4	9600	N	N	16130 SE NEWPORT WY
7	220570	0555	6/13/05	\$348,000	1340	0	7	1956	4	11600	N	N	14305 SE 37TH ST
7	038400	0145	3/24/03	\$257,500	1340	960	7	1954	4	10670	N	N	14203 SE 41ST ST
7	560380	0020	5/16/05	\$399,000	1340	0	7	1963	5	13200	N	N	4111 135TH PL SE
7	220550	0110	1/23/04	\$306,000	1340	0	7	1955	4	11100	N	N	3766 147TH AV SE
7	220050	0460	6/27/05	\$353,000	1350	0	7	1954	5	10992	N	N	4037 149TH AV SE
7	220450	0335	9/9/03	\$236,500	1360	430	7	1954	3	14446	N	N	14572 SE NEWPORT WY
7	220450	0150	12/8/05	\$339,950	1370	0	7	1957	4	9750	N	N	4160 146TH AV SE
7	152405	9128	7/22/04	\$286,000	1370	0	7	1967	4	8751	N	N	14237 SE ALLEN RD
7	220550	0295	2/19/03	\$255,000	1370	0	7	1955	4	8970	N	N	3815 145TH AV SE
7	220150	0280	9/7/04	\$305,000	1390	0	7	1954	4	9920	N	N	15113 SE 41ST PL
7	220570	0395	7/11/05	\$390,000	1390	0	7	1955	4	9585	N	N	14023 SE 37TH ST
7	556610	0240	10/19/05	\$465,000	1400	0	7	2004	3	9940	N	N	12105 SE 43RD ST
7	220250	0315	11/4/04	\$296,890	1410	0	7	1954	4	12305	N	N	3824 154TH AV SE
7	607320	0075	7/12/04	\$415,000	1430	0	7	1955	5	9135	Y	N	4202 120TH AV SE
7	220450	0485	11/22/04	\$293,000	1440	0	7	1954	4	9840	N	N	14440 SE 42ND ST
7	220450	0485	11/7/03	\$260,000	1440	0	7	1954	4	9840	N	N	14440 SE 42ND ST
7	220650	0610	3/26/03	\$262,000	1440	0	7	1955	4	8640	N	N	13912 SE 40TH ST
7	556610	0085	7/22/03	\$243,500	1450	0	7	1955	4	11243	N	N	12106 SE 43RD ST
7	424600	0054	11/5/03	\$335,000	1450	750	7	2003	3	4488	N	N	16341 SE 40TH ST
7	424600	0480	8/26/04	\$278,800	1460	0	7	1979	3	13182	N	N	16122 SE 40TH ST
7	220550	0185	10/24/03	\$236,500	1465	0	7	1955	3	10023	N	N	3781 147TH AV SE
7	220650	0185	5/27/03	\$249,600	1480	0	7	1955	4	13800	N	N	3750 136TH PL SE
7	220650	0215	5/12/03	\$275,000	1480	0	7	1955	4	10382	N	N	3708 136TH PL SE
7	220250	0045	9/11/03	\$287,500	1490	850	7	1954	4	11331	N	N	3959 153RD AV SE
7	220050	0170	7/27/05	\$385,000	1510	0	7	1954	5	9120	N	N	4008 149TH AV SE
7	220650	0540	7/29/04	\$370,000	1510	1040	7	1955	5	8640	N	N	3762 138TH PL SE
7	221410	0070	6/13/05	\$418,000	1530	0	7	1956	5	10855	N	N	4025 139TH AV SE
7	560380	0220	8/24/03	\$380,000	1530	910	7	1964	5	9700	N	N	13419 SE 42ND ST
7	220150	0410	12/19/03	\$256,000	1540	0	7	1954	4	10000	N	N	4115 153RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	038400	0255	9/9/04	\$335,000	1560	520	7	1955	5	12480	N	N	14122 SE ALLEN RD
7	220250	0050	10/20/04	\$285,000	1570	0	7	1954	4	9869	N	N	3965 153RD AV SE
7	220690	0035	5/20/05	\$350,000	1570	0	7	1956	4	15750	N	N	4047 140TH AV SE
7	220150	0645	12/14/05	\$350,000	1570	0	7	1954	5	10000	N	N	4119 154TH AV SE
7	220150	0645	10/13/03	\$248,000	1570	0	7	1954	5	10000	N	N	4119 154TH AV SE
7	607320	0065	9/7/05	\$415,000	1580	0	7	1955	4	9800	N	N	12023 SE 42ND ST
7	220570	0645	2/21/05	\$415,000	1580	1320	7	1955	4	17125	N	N	14242 SE 37TH ST
7	220650	0275	5/18/05	\$409,500	1590	0	7	1956	5	9960	N	N	13647 SE 37TH ST
7	560370	0110	9/25/05	\$445,000	1600	820	7	1959	3	12634	N	N	4150 134TH AV SE
7	220250	0090	12/10/03	\$289,950	1610	0	7	1954	5	8234	N	N	3939 154TH AV SE
7	220450	0330	12/12/03	\$289,500	1620	0	7	1954	4	12790	N	N	14564 SE NEWPORT WY
7	424600	0010	12/20/05	\$369,000	1620	0	7	1958	5	11370	N	N	16320 SE NEWPORT WY
7	220550	0200	1/3/05	\$323,800	1640	0	7	1955	3	12230	N	N	3911 147TH AV SE
7	560380	0100	12/13/05	\$480,000	1640	0	7	1963	4	9700	N	N	4228 135TH PL SE
7	220050	0250	9/13/05	\$359,000	1640	0	7	1956	5	10844	N	N	4071 150TH AV SE
7	221410	0045	9/8/03	\$265,000	1650	0	7	1955	4	11050	N	N	4008 139TH AV SE
7	220650	0365	9/8/04	\$299,000	1680	0	7	1957	4	9500	N	N	13506 SE 40TH ST
7	220450	0425	4/28/03	\$244,950	1700	0	7	1955	4	9600	N	N	4205 146TH AV SE
7	220550	0330	11/11/03	\$287,500	1700	0	7	1955	5	10050	N	N	14429 SE 37TH ST
7	220450	0155	12/3/04	\$297,500	1730	0	7	1954	4	11094	N	N	14604 SE 42ND ST
7	220250	0220	11/15/05	\$425,000	1740	0	7	1954	5	8640	N	N	4011 155TH AV SE
7	544830	0271	6/6/05	\$500,000	1780	360	7	1952	3	26200	Y	N	3551 122ND AV SE
7	220550	0450	7/25/03	\$267,750	1800	0	7	1955	5	10136	N	N	3719 147TH AV SE
7	220250	0165	9/15/03	\$258,000	1820	0	7	1954	4	10315	N	N	15403 SE 38TH ST
7	560380	0210	9/14/05	\$497,000	1870	0	7	1964	4	12700	N	N	4211 135TH PL SE
7	220050	0210	7/20/04	\$462,500	1890	870	7	1954	4	15359	N	N	4040 149TH AV SE
7	221410	0055	6/21/05	\$424,998	1920	0	7	1956	4	11529	N	N	4003 139TH AV SE
7	221410	0020	5/5/03	\$285,000	1920	0	7	1956	5	9496	N	N	13916 SE ALLEN RD
7	424600	0420	6/25/03	\$347,900	1970	0	7	2000	3	9803	N	N	3925 161ST AV SE
7	220150	1130	1/10/05	\$319,000	1980	0	7	1954	4	10000	N	N	4002 155TH AV SE
7	220650	0175	3/28/05	\$357,000	2120	0	7	1955	5	9000	N	N	3771 138TH PL SE
7	560380	0030	1/27/04	\$361,500	2180	0	7	1963	4	11223	N	N	4103 135TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	142405	9139	9/7/04	\$398,500	2200	0	7	1992	3	59169	N	N	15433 SE 42ND ST
7	424600	0130	8/18/03	\$344,000	2260	0	7	1961	4	18900	N	N	4038 162ND AV SE
7	424600	0291	7/22/03	\$382,000	2330	700	7	2003	3	4140	N	N	16121 SE 40TH ST
7	424600	0082	8/28/03	\$386,000	2440	730	7	2003	3	3300	N	N	16317 SE 40TH ST
7	556610	0185	10/19/05	\$413,000	2710	0	7	1958	4	12000	N	N	4226 123RD AV SE
7	220150	0480	5/10/05	\$550,000	2770	0	7	1998	3	8944	N	N	15105 SE 41ST ST
7	220650	0335	8/21/03	\$363,000	2940	0	7	1955	5	11941	N	N	3828 136TH PL SE
7	162405	9096	10/28/05	\$363,000	960	400	8	1950	4	7900	N	N	4336 120TH AV SE
7	220050	0370	6/9/04	\$340,000	1070	990	8	1990	3	16861	N	N	4123 150TH AV SE
7	517630	0018	5/13/05	\$391,600	1070	860	8	1990	3	11300	N	N	15912 SE NEWPORT WY
7	162405	9327	8/1/03	\$350,000	1270	970	8	1998	3	6480	N	N	4018 122ND AV SE
7	517630	0051	6/28/04	\$405,000	1360	650	8	1977	4	16400	N	N	15616 SE NEWPORT WY
7	560370	0045	11/12/04	\$347,500	1590	0	8	1959	4	11000	N	N	4037 134TH AV SE
7	560370	0045	10/24/03	\$299,000	1590	0	8	1959	4	11000	N	N	4037 134TH AV SE
7	220150	1295	7/15/05	\$474,950	1590	0	8	1993	3	14365	N	N	15431 SE 42ND ST
7	220150	1295	1/29/03	\$357,200	1590	0	8	1993	3	14365	N	N	15431 SE 42ND ST
7	544830	0146	7/20/05	\$499,880	1620	1590	8	1969	3	10000	N	N	3533 120TH AV SE
7	560350	0075	3/11/03	\$407,500	1800	1420	8	1959	4	11480	N	N	4100 133RD AV SE
7	517630	0022	6/6/03	\$364,950	1840	0	8	1969	5	12025	N	N	15914 SE NEWPORT WY
7	244210	0030	7/20/04	\$349,500	1870	0	8	1997	3	10200	N	N	12224 SE 39TH ST
7	560350	0060	9/16/04	\$370,500	1910	0	8	1965	4	12460	N	N	13232 SE NEWPORT WY
7	544830	0145	10/6/03	\$387,500	1940	670	8	1989	3	17286	N	N	3529 120TH AV SE
7	244210	0155	5/18/05	\$475,000	1970	0	8	1997	3	8686	N	N	12200 SE 38TH ST
7	162405	9325	7/20/05	\$455,000	1970	0	8	1998	3	7115	N	N	4028 122ND AV SE
7	244210	0310	9/28/05	\$500,000	1970	0	8	1997	3	9338	N	N	12202 SE 37TH ST
7	244210	0320	6/30/04	\$387,155	2060	0	8	1997	3	7680	N	N	12220 SE 37TH ST
7	244210	0920	8/13/03	\$367,500	2150	0	8	1997	3	7723	N	N	12209 SE 39TH PL
7	244210	0935	8/4/04	\$375,000	2150	0	8	1997	3	10033	N	N	12217 SE 39TH PL
7	244210	0090	4/8/05	\$449,000	2230	0	8	1997	3	7200	N	N	12211 SE 38TH ST
7	152405	9160	3/10/05	\$568,000	2250	800	8	1999	3	7300	N	N	14133 SE ALLEN RD
7	560350	0105	2/23/05	\$423,300	2310	0	8	1959	4	11480	N	N	13320 SE 42ND ST
7	220150	0965	4/18/05	\$678,811	3630	0	8	2001	3	10000	N	N	3841 156TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	220450	0530	1/29/03	\$365,000	1880	530	9	2001	3	8902	N	N	14420 SE ALLEN RD
7	291170	0045	9/10/04	\$795,000	1910	1330	9	1995	3	21080	Y	N	4201 120TH AV SE
7	066295	0150	12/10/03	\$419,000	2440	0	9	2001	3	7365	N	N	12127 SE 41ST ST
7	291170	0025	7/8/05	\$950,000	2470	240	9	2001	3	23264	Y	N	4047 120TH AV SE
7	066295	0180	6/6/05	\$635,000	2570	0	9	2001	3	6639	N	N	12099 SE 41ST ST
7	066295	0020	4/24/03	\$495,000	2650	0	9	2001	3	7340	N	N	12058 SE 41ST ST
7	162405	9102	3/15/04	\$669,500	2670	0	9	2003	3	9102	Y	N	4300 120TH AV SE
7	162405	9350	1/6/04	\$679,950	2785	550	9	2003	3	8055	Y	N	4304 120TH AV SE
7	162405	9349	5/16/03	\$635,000	2830	0	9	2003	3	7255	Y	N	4308 120TH AV SE
7	066295	0190	5/18/05	\$640,782	3030	0	9	2001	3	6480	N	N	12091 SE 41ST ST
7	066295	0060	6/15/05	\$700,000	3030	0	9	2001	3	6645	N	N	12074 SE 41ST ST
7	056500	0070	10/18/04	\$555,000	3630	1620	9	1980	4	12514	N	N	12033 SE 42ND CT
7	254060	0040	10/27/03	\$664,950	2640	870	10	2001	3	9981	Y	N	4131 131ST AV SE
7	254060	0050	4/13/05	\$765,500	2820	1460	10	2001	3	10111	Y	N	4137 131ST AV SE
7	162405	9340	5/23/03	\$672,780	3160	1100	10	2002	3	11418	Y	N	4108 131ST AV SE
7	813400	0070	11/2/05	\$855,000	3440	0	10	2001	3	12124	N	N	3763 134TH AV SE
8	162405	9066	5/24/04	\$675,000	740	560	6	1947	3	33405	Y	N	4304 130TH PL SE
8	942950	0085	1/23/03	\$220,000	810	400	6	1954	3	25462	N	N	16810 SE NEWPORT WY
8	942950	0061	12/10/03	\$230,000	1210	0	6	1983	4	10800	N	N	16630 SE NEWPORT WY
8	220350	0520	8/28/03	\$257,500	850	510	7	1954	4	10779	N	N	15077 SE 44TH ST
8	220350	0170	3/4/03	\$245,000	850	850	7	1954	4	11000	N	N	4251 151ST AV SE
8	220670	0265	9/17/04	\$328,000	850	850	7	1955	4	11250	N	N	4544 151ST AV SE
8	220670	0205	6/6/05	\$406,000	850	850	7	1955	5	15500	N	N	15006 SE 45TH PL
8	220350	0535	10/20/03	\$241,155	950	0	7	1954	4	9425	N	N	15053 SE 44TH ST
8	220670	0135	4/8/03	\$229,500	950	0	7	1955	4	10240	N	N	4424 149TH AV SE
8	220350	0445	9/2/03	\$262,885	950	950	7	1954	4	9691	N	N	15062 SE 44TH ST
8	220350	0440	4/3/03	\$265,000	950	950	7	1954	4	10010	N	N	15070 SE 44TH ST
8	220350	0480	9/17/03	\$275,000	990	970	7	1954	4	12518	N	N	15082 SE 43RD PL
8	220670	0415	7/9/03	\$259,950	1000	1230	7	1955	4	9364	N	N	4562 150TH AV SE
8	220670	0160	5/4/05	\$320,000	1010	500	7	1955	4	8750	N	N	14926 SE 45TH PL
8	220670	0520	11/1/04	\$332,500	1010	1010	7	1956	4	10800	N	N	14909 SE 45TH PL
8	220670	0410	6/7/04	\$322,000	1010	750	7	1955	5	9866	N	N	4570 150TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	220670	0480	5/13/04	\$258,000	1020	0	7	1956	4	8250	N	N	4638 148TH AV SE
8	220500	0010	12/8/05	\$360,000	1020	550	7	1960	4	14300	N	N	14911 SE 43RD ST
8	220350	0135	3/22/05	\$295,000	1020	0	7	1954	4	11796	N	N	4210 150TH AV SE
8	220350	0135	9/30/04	\$252,500	1020	0	7	1954	4	11796	N	N	4210 150TH AV SE
8	942950	0106	5/10/05	\$315,000	1030	1000	7	1952	4	14793	N	N	17014 SE NEWPORT WY
8	220670	0380	6/26/03	\$221,000	1090	0	7	1955	4	10125	N	N	15037 SE 45TH PL
8	220350	0470	6/6/05	\$380,000	1090	850	7	1954	4	10380	N	N	15026 SE 44TH ST
8	220500	0040	8/20/03	\$312,500	1150	500	7	1957	4	9600	N	N	14627 SE NEWPORT WY
8	220350	0340	6/27/05	\$360,000	1200	0	7	1954	4	11250	N	N	15056 SE 43RD PL
8	220350	0190	7/14/05	\$367,950	1200	0	7	1954	4	9809	N	N	15120 SE 42ND PL
8	220350	0015	10/25/04	\$258,000	1210	0	7	1954	4	9972	N	N	14901 SE NEWPORT WY
8	220670	0430	6/14/05	\$350,000	1210	0	7	1955	4	8800	N	N	4616 149TH AV SE
8	220670	0360	5/3/04	\$282,000	1210	0	7	1955	4	12350	N	N	4546 150TH AV SE
8	220670	0295	2/16/05	\$333,000	1210	0	7	1955	5	9473	N	N	15045 SE 46TH ST
8	220670	0295	1/22/03	\$263,000	1210	0	7	1955	5	9473	N	N	15045 SE 46TH ST
8	220670	0370	8/27/04	\$280,000	1220	550	7	1955	4	10125	N	N	15021 SE 45TH PL
8	220350	0510	7/21/05	\$361,500	1230	0	7	1954	4	20200	Y	N	4380 151ST AV SE
8	220350	0510	5/9/03	\$258,000	1230	0	7	1954	4	20200	Y	N	4380 151ST AV SE
8	220350	0560	3/23/04	\$275,500	1230	0	7	1975	4	11057	N	N	15019 SE 44TH ST
8	221170	0290	7/24/03	\$380,000	1250	750	7	1960	5	26289	N	N	16743 SE 45TH ST
8	220670	0375	3/16/05	\$321,000	1280	0	7	1955	4	10125	N	N	15029 SE 45TH PL
8	220670	0375	12/27/05	\$350,000	1280	0	7	1955	4	10125	N	N	15029 SE 45TH PL
8	220670	0210	10/25/04	\$287,000	1280	0	7	1955	4	10450	N	N	4516 150TH PL SE
8	142405	9089	3/15/04	\$300,000	1290	0	7	1964	5	17859	N	N	15329 SE NEWPORT WY
8	220670	0485	6/6/05	\$352,500	1310	0	7	1956	4	8250	N	N	4646 148TH AV SE
8	220350	0260	11/24/03	\$273,000	1320	0	7	1954	4	9720	N	N	4326 150TH AV SE
8	177760	0860	10/12/05	\$399,900	1320	770	7	1981	4	11300	N	N	15835 SE 43RD PL
8	220350	0295	2/9/05	\$300,913	1350	0	7	1954	4	10570	N	N	15037 SE 43RD ST
8	220350	0035	4/23/04	\$279,950	1380	0	7	1954	3	10377	N	N	14948 SE 43RD ST
8	220350	0365	5/29/04	\$253,000	1380	0	7	1954	3	11902	N	N	15016 SE 43RD PL
8	220670	0325	10/8/03	\$304,000	1380	0	7	1955	4	12350	N	N	15030 SE 45TH PL
8	162405	9257	3/24/04	\$379,000	1390	0	7	1969	5	15681	N	N	12805 SE 44TH PL

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8	602800	0045	5/4/04	\$335,000	1430	600	7	1961	4	12900	N	N	4112 161ST AV SE
8	152405	9053	10/31/05	\$667,000	1450	0	7	1954	2	35719	N	N	13339 NEWPORT WY
8	602800	0130	5/3/04	\$271,625	1500	0	7	1960	4	9480	N	N	16167 SE 42ND ST
8	220670	0425	8/18/05	\$464,000	1540	550	7	1955	4	13800	N	N	14907 SE 46TH ST
8	162405	9018	7/31/04	\$330,000	1590	400	7	1950	4	7617	N	N	12926 NEWPORT WY
8	221170	0100	8/20/04	\$372,000	1590	0	7	1983	3	18240	N	N	4537 165TH AV SE
8	602800	0005	9/13/04	\$325,000	1720	0	7	1960	4	13347	N	N	4109 163RD AV SE
8	220350	0515	9/20/04	\$420,000	1800	0	7	1999	3	14027	Y	N	15085 SE 44TH ST
8	132405	9132	8/17/04	\$376,000	1980	0	7	1998	3	26136	N	N	16410 SE 43RD ST
8	132405	9054	10/17/03	\$324,000	980	1070	8	1954	4	27465	Y	N	16609 SE 43RD ST
8	221170	0115	5/14/04	\$425,000	1010	530	8	1980	4	17800	N	N	4500 164TH AV SE
8	884990	0040	4/8/05	\$377,000	1140	670	8	1972	4	15101	N	N	16441 SE 42ND PL
8	177760	0870	6/29/05	\$465,000	1160	1160	8	1976	4	16600	N	N	15826 SE 43RD PL
8	785560	0050	6/3/05	\$529,000	1170	1050	8	1974	5	11400	N	N	4206 135TH AV SE
8	226840	0050	7/29/03	\$338,450	1180	760	8	1976	3	27262	N	N	12902 SE 48TH PL
8	226840	0120	2/24/05	\$430,000	1190	1100	8	1976	4	18547	N	N	4839 130TH AV SE
8	934691	0260	6/26/03	\$320,000	1230	910	8	1974	4	7500	N	N	15108 SE 47TH ST
8	337790	0085	5/1/04	\$769,900	1250	1060	8	1958	2	39000	Y	N	5207 146TH AV SE
8	345990	0155	3/24/04	\$560,000	1250	1250	8	1955	3	17800	Y	N	14560 SE 51ST ST
8	177760	0650	7/8/04	\$350,000	1250	1250	8	1966	4	13525	N	N	15613 SE 43RD ST
8	111570	0060	11/22/05	\$476,500	1250	870	8	1976	4	8254	N	N	12913 SE 44TH CT
8	214133	0590	2/22/05	\$372,500	1270	630	8	1977	4	9089	N	N	15820 SE 49TH ST
8	168791	0010	7/3/03	\$354,950	1270	530	8	1985	3	9049	N	N	16328 SE 48TH ST
8	955270	0100	4/12/05	\$443,000	1270	670	8	1986	4	12426	N	N	6326 142ND AV SE
8	214132	0390	9/14/04	\$375,000	1290	860	8	1976	4	7451	N	N	15132 SE 48TH DR
8	785660	1370	12/22/03	\$380,000	1300	750	8	1972	3	11300	N	N	4582 144TH AV SE
8	168791	0370	5/29/03	\$335,000	1300	470	8	1985	3	12248	N	N	16335 SE 48TH ST
8	260011	0560	8/3/04	\$449,000	1310	1000	8	1980	3	10232	N	N	5618 140TH PL SE
8	260011	0300	6/20/05	\$515,000	1310	1010	8	1980	4	9828	N	N	5917 142ND PL SE
8	785560	0790	9/8/04	\$574,950	1320	1100	8	1962	4	9500	Y	N	4325 134TH PL SE
8	934692	0480	6/24/03	\$365,000	1330	1360	8	1978	4	10434	N	N	15308 SE 46TH WY
8	260011	0470	6/20/05	\$547,000	1330	1000	8	1979	4	9018	N	N	5723 141ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	221170	0365	11/14/05	\$540,000	1340	880	8	1962	4	17100	N	N	16551 SE 45TH PL
8	214132	0260	6/7/04	\$421,000	1340	620	8	1977	5	9123	N	N	15210 SE 48TH DR
8	260001	0600	5/8/03	\$357,500	1340	890	8	1982	4	10005	N	N	13200 SE 49TH ST
8	607050	0060	10/21/03	\$359,250	1350	850	8	1955	3	37032	N	N	16005 SE 42ND PL
8	168790	0390	7/13/04	\$377,950	1350	380	8	1983	4	8569	N	N	4628 162ND AV SE
8	214132	0320	7/25/05	\$555,000	1350	1030	8	2004	3	8706	N	N	4801 152ND PL SE
8	785670	1100	3/29/05	\$550,000	1360	1000	8	1972	3	8400	N	N	4520 145TH AV SE
8	345990	0345	8/31/04	\$669,950	1360	1360	8	2004	3	20000	N	N	5122 150TH PL SE
8	214133	0220	4/24/03	\$356,000	1370	430	8	1978	5	8370	N	N	4902 159TH PL SE
8	785657	0110	6/5/04	\$433,000	1370	980	8	1980	4	14300	N	N	5210 HIGHLAND DR SE
8	214132	0220	7/23/03	\$380,000	1370	1240	8	1976	5	7236	N	N	4848 152ND PL SE
8	884990	0050	11/4/03	\$350,800	1380	920	8	1969	4	16424	N	N	16435 SE 42ND PL
8	785560	0770	5/11/04	\$600,000	1390	1330	8	1962	5	11750	Y	N	4339 134TH PL SE
8	934691	0490	8/14/03	\$329,950	1400	750	8	1974	4	12000	N	N	15153 SE 46TH WY
8	345940	0300	8/29/05	\$535,800	1400	1000	8	1973	4	10587	N	N	4405 154TH PL SE
8	785560	0530	7/7/04	\$550,000	1400	1400	8	1961	4	9532	Y	N	13434 SE 43RD ST
8	345942	0020	3/23/04	\$462,500	1400	1360	8	1994	3	9886	N	N	4425 152ND PL SE
8	344700	0030	7/29/04	\$289,750	1410	0	8	1965	4	11995	N	N	15934 SE 41ST PL
8	934697	0030	8/27/03	\$347,500	1410	1330	8	1977	4	7200	N	N	15914 SE 46TH WY
8	856280	0570	10/24/03	\$330,000	1420	760	8	1972	4	7800	N	N	14913 SE 46TH PL
8	785670	0250	7/11/03	\$376,000	1420	650	8	1969	3	9300	N	N	14625 SE 45TH ST
8	226840	0260	12/16/03	\$375,000	1420	820	8	1976	3	10912	N	N	4943 131ST PL SE
8	214132	0280	11/17/04	\$460,000	1420	1370	8	1977	5	9846	N	N	4814 152ND PL SE
8	934690	0210	6/10/04	\$389,800	1430	810	8	1972	3	10450	N	N	4660 151ST CT SE
8	934692	0310	9/5/03	\$354,000	1430	480	8	1975	4	8433	N	N	4607 159TH AV SE
8	785670	0150	10/28/03	\$340,000	1430	720	8	1967	4	8300	N	N	14606 SE 46TH ST
8	856280	0610	6/28/04	\$360,000	1430	1340	8	1972	4	8900	N	N	14810 SE 46TH PL
8	785580	0330	4/28/04	\$514,000	1430	1330	8	1966	4	8870	Y	N	4501 SOMERSET DR SE
8	260000	0640	11/6/03	\$351,000	1430	1300	8	1978	3	8500	N	N	13214 SE 52ND PL
8	260000	0670	2/23/05	\$490,500	1430	1300	8	1978	4	9035	N	N	13219 SE 52ND PL
8	260000	0670	2/13/03	\$375,000	1430	1300	8	1978	4	9035	N	N	13219 SE 52ND PL
8	856280	0180	3/1/05	\$435,000	1440	760	8	1972	4	12600	N	N	4739 149TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	168790	0060	1/10/03	\$365,000	1440	490	8	1983	3	8567	N	N	4607 163RD CT SE
8	168791	0100	6/29/05	\$450,000	1440	620	8	1983	3	8470	N	N	16224 SE 48TH ST
8	168791	0100	5/16/03	\$390,000	1440	620	8	1983	3	8470	N	N	16224 SE 48TH ST
8	226840	0100	9/23/04	\$440,000	1440	710	8	1976	4	10662	N	N	4827 130TH AV SE
8	934691	0050	10/15/04	\$371,000	1450	780	8	1973	3	7150	N	N	15001 SE 47TH PL
8	934691	0090	4/7/04	\$411,485	1450	780	8	1973	4	8250	N	N	15031 SE 47TH PL
8	272350	0080	6/16/04	\$439,000	1450	790	8	1960	4	13492	N	N	12820 SE 45TH PL
8	934691	0330	12/3/03	\$381,000	1450	730	8	1973	5	8367	N	N	15021 SE 47TH ST
8	934694	0050	9/1/04	\$405,000	1460	480	8	1976	4	8250	N	N	15811 SE 47TH PL
8	785670	1070	3/6/03	\$375,000	1460	780	8	1972	3	10900	N	N	14506 SE 45TH PL
8	602800	0015	9/19/03	\$330,000	1460	750	8	1964	4	15502	N	N	16209 SE NEWPORT WY
8	259222	0020	6/27/05	\$560,000	1460	550	8	1986	3	7704	N	N	6309 150TH AV SE
8	607050	0050	8/10/04	\$417,080	1470	1470	8	1965	4	31180	N	N	4231 161ST AV SE
8	934690	0100	7/26/04	\$403,950	1480	620	8	1972	3	7250	N	N	4685 150TH PL SE
8	856280	0370	4/16/03	\$300,000	1480	750	8	1972	4	8050	N	N	14915 SE 47TH CT
8	785670	0690	6/4/03	\$345,000	1480	370	8	1970	3	8400	N	N	14517 SE 45TH PL
8	785661	0220	3/2/05	\$553,000	1480	780	8	1976	4	9100	N	N	4612 141ST CT SE
8	345940	0080	8/30/05	\$584,880	1480	1480	8	1978	4	11403	N	N	4529 153RD AV SE
8	934693	0170	9/3/03	\$375,000	1490	910	8	1976	4	8400	N	N	15850 SE 47TH ST
8	785560	0020	7/26/04	\$472,000	1490	870	8	1969	4	11604	Y	N	4238 135TH AV SE
8	226840	0180	4/22/05	\$482,500	1490	730	8	1976	4	9131	N	N	13113 SE 49TH ST
8	856280	0630	6/20/05	\$440,000	1490	440	8	1973	5	8800	N	N	14802 SE 46TH PL
8	785580	1600	3/18/04	\$545,000	1490	1200	8	1967	5	13713	Y	N	4700 133RD AV SE
8	785580	0200	11/29/05	\$729,000	1490	1490	8	1966	5	8800	Y	N	13314 SE 44TH PL
8	934691	0400	8/3/04	\$417,000	1500	740	8	1974	3	8800	N	N	15130 SE 47TH PL
8	934690	0340	6/7/05	\$475,000	1500	620	8	1972	4	6885	N	N	15029 SE 46TH WY
8	785670	0740	1/23/03	\$350,000	1500	920	8	1972	3	9900	N	N	4405 145TH AV SE
8	934690	0040	7/8/03	\$369,000	1500	800	8	1973	4	9750	N	N	4651 150TH PL SE
8	955270	0220	4/22/03	\$395,250	1500	310	8	1983	3	11686	N	N	14449 SE 63RD ST
8	785657	0090	10/4/05	\$525,000	1500	1200	8	1979	4	15500	N	N	5230 HIGHLAND DR
8	345960	0140	1/7/05	\$535,000	1500	1380	8	1978	5	10200	N	N	4608 146TH PL SE
8	934690	0350	3/3/05	\$460,000	1510	720	8	1972	4	7569	N	N	15037 SE 46TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	934690	0350	4/18/05	\$456,000	1510	720	8	1972	4	7569	N	N	15037 SE 46TH WY
8	785670	0910	11/16/05	\$505,000	1510	910	8	1971	3	10900	N	N	14454 SE 45TH PL
8	785670	1060	5/26/04	\$442,577	1510	800	8	1969	3	9100	N	N	14512 SE 45TH PL
8	934691	0110	6/30/03	\$350,000	1510	1050	8	1973	4	8250	N	N	15117 SE 47TH PL
8	785560	0640	8/10/05	\$575,000	1510	780	8	1970	3	9264	Y	N	13353 SE 43RD ST
8	785660	0630	7/23/04	\$480,000	1510	590	8	1968	4	9100	N	N	14116 SE 45TH PL
8	177760	0160	1/15/04	\$356,000	1510	1500	8	1966	4	11011	N	N	15644 SE 42ND CT
8	785660	0560	4/11/03	\$400,500	1510	640	8	1968	4	10800	N	N	4520 142ND PL SE
8	785670	0090	8/9/05	\$499,000	1510	1400	8	1971	3	8700	N	N	14700 SE 45TH PL
8	785661	0050	4/4/05	\$598,500	1510	710	8	1976	4	8850	Y	N	13915 SE 46TH ST
8	214130	0360	6/7/04	\$456,900	1510	680	8	1976	5	16100	N	N	4961 145TH AV SE
8	214132	0210	8/12/04	\$489,000	1510	1300	8	1976	5	7443	N	N	4854 152ND PL SE
8	785580	1170	7/22/05	\$812,000	1510	1450	8	2003	3	8800	Y	N	4623 132ND AV SE
8	955270	0990	11/19/03	\$370,000	1520	410	8	1986	3	8001	N	N	13925 SE 61ST PL
8	934693	0090	6/23/05	\$485,000	1530	500	8	1976	4	8666	N	N	15803 SE 47TH ST
8	856280	0220	2/4/03	\$319,000	1530	780	8	1973	4	12150	N	N	4761 149TH AV SE
8	785560	0690	7/6/04	\$500,000	1530	840	8	1961	4	8800	Y	N	13437 SE 43RD ST
8	785500	0560	6/13/05	\$700,000	1530	1300	8	1967	3	8478	Y	N	4418 137TH AV SE
8	168790	0020	9/17/04	\$410,000	1530	520	8	1984	3	8795	N	N	16316 SE 46TH WY
8	934692	0460	10/6/05	\$487,000	1530	1330	8	1976	4	12395	N	N	15320 SE 46TH WY
8	785500	0040	11/19/04	\$495,000	1530	1140	8	1970	4	10700	N	N	13614 SE 43RD ST
8	260011	0380	10/22/04	\$452,000	1530	790	8	1980	4	8757	N	N	5720 141ST PL SE
8	934691	0410	4/22/03	\$370,000	1540	600	8	1973	4	7750	N	N	15122 SE 47TH PL
8	785660	0860	4/2/04	\$450,000	1540	810	8	1969	3	8400	N	N	4439 144TH AV SE
8	167200	0070	8/31/04	\$425,000	1540	870	8	1969	4	9545	N	N	4268 133RD AV SE
8	111550	0010	7/29/05	\$507,000	1540	840	8	1974	4	8200	N	N	13103 SE 47TH ST
8	152405	9112	7/3/03	\$309,500	1550	0	8	1964	3	8630	N	N	13311 NEWPORT WY
8	934691	0230	6/26/03	\$340,000	1550	870	8	1973	4	7150	N	N	4651 152ND PL SE
8	785580	0990	1/2/03	\$406,000	1550	520	8	1974	3	12350	N	N	13250 SE 43RD PL
8	785661	0120	5/22/03	\$393,750	1550	770	8	1976	3	8800	N	N	14011 SE 46TH ST
8	259220	0180	4/10/03	\$355,000	1550	440	8	1981	3	10655	N	N	6121 145TH PL SE
8	785580	0510	6/13/05	\$625,000	1550	900	8	1969	4	9179	Y	N	4420 133RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	856280	0600	11/24/03	\$316,500	1560	780	8	1972	3	8350	N	N	4640 149TH AV SE
8	934697	0090	4/8/04	\$400,000	1560	670	8	1976	3	12688	N	N	15808 SE 46TH WY
8	934698	0100	3/24/04	\$360,000	1560	830	8	1977	3	8020	N	N	15740 SE 45TH CT
8	168790	0370	12/15/05	\$550,000	1560	530	8	1981	4	11624	N	N	4625 162ND AV SE
8	785655	0410	7/14/04	\$468,000	1560	780	8	1979	4	15000	N	N	14100 SE 50TH ST
8	368590	0060	9/9/05	\$560,000	1560	1400	8	1966	4	16400	Y	N	4417 167TH PL SE
8	344700	0120	5/27/05	\$420,000	1570	560	8	1967	3	24177	N	N	15935 SE 41ST PL
8	221170	0420	9/9/05	\$475,000	1570	0	8	1967	5	19107	N	N	16531 SE 45TH ST
8	934696	0060	5/26/04	\$419,000	1580	750	8	1977	4	10301	N	N	4655 159TH AV SE
8	934696	0260	5/11/04	\$427,000	1580	780	8	1977	4	8736	N	N	4626 159TH AV SE
8	856280	0510	4/2/03	\$330,000	1580	860	8	1972	5	7950	N	N	14906 SE 46TH CT
8	785580	1370	6/24/03	\$554,000	1580	1580	8	1968	4	8400	Y	N	4631 133RD AV SE
8	221170	0415	4/5/04	\$391,000	1590	0	8	1967	4	21453	N	N	16521 SE 45TH ST
8	259220	0690	4/6/05	\$438,000	1590	450	8	1980	3	9388	N	N	14711 SE 63RD ST
8	177760	0790	6/25/04	\$452,000	1590	830	8	1965	4	11500	N	N	15805 SE 43RD PL
8	168790	0560	8/17/05	\$542,500	1590	530	8	1983	4	10162	N	N	16219 SE 46TH PL
8	346160	0140	1/20/03	\$342,800	1590	860	8	1976	4	8323	Y	N	15607 SE 43RD PL
8	785580	1000	8/5/05	\$653,000	1590	1400	8	1977	3	11750	Y	N	13240 SE 43RD PL
8	785580	1000	1/14/03	\$522,500	1590	1400	8	1977	3	11750	Y	N	13240 SE 43RD PL
8	780546	0120	10/8/04	\$531,000	1590	610	8	1987	3	9238	N	N	17238 SE 47TH PL
8	221170	0260	4/3/03	\$310,500	1600	0	8	1968	3	17633	N	N	4544 167TH AV SE
8	162405	9182	10/10/04	\$380,000	1600	900	8	1974	2	13068	Y	N	12907 SE 44TH PL
8	785530	0190	5/12/04	\$505,000	1600	450	8	1965	4	8350	Y	N	4572 137TH AV SE
8	345941	0060	11/15/04	\$400,000	1600	280	8	1974	3	10680	N	N	4433 155TH AV SE
8	934693	0240	1/4/05	\$405,000	1600	0	8	1976	5	8927	N	N	15808 SE 47TH ST
8	934693	0240	7/29/04	\$381,000	1600	0	8	1976	5	8927	N	N	15808 SE 47TH ST
8	934694	0030	9/15/03	\$355,000	1600	790	8	1976	4	10000	N	N	4741 158TH AV SE
8	177760	0600	7/25/03	\$401,500	1600	1600	8	1968	4	10125	N	N	15620 SE 43RD ST
8	785670	0070	5/8/03	\$403,700	1600	1080	8	1967	4	8200	N	N	14708 SE 45TH PL
8	259220	1710	4/24/03	\$380,000	1600	1030	8	1981	4	9051	N	N	5913 143RD PL SE
8	785580	0950	9/29/03	\$420,000	1600	1450	8	1967	4	9852	Y	N	13300 SE 43RD PL
8	260011	0190	8/7/03	\$404,900	1600	1070	8	1980	3	9926	N	N	5914 142ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	260010	0490	12/21/04	\$430,000	1610	440	8	1977	3	9041	N	N	5620 135TH PL SE
8	177760	0190	5/18/04	\$351,600	1610	1510	8	1967	4	10516	N	N	15620 SE 42ND CT
8	260011	0830	5/11/04	\$408,600	1610	440	8	1979	3	9341	N	N	5921 138TH PL SE
8	260010	0020	4/20/04	\$440,000	1610	840	8	1977	4	8757	N	N	5609 135TH PL SE
8	214130	0160	2/4/03	\$429,900	1610	1540	8	1977	4	10070	Y	N	14610 SE 49TH ST
8	260011	0530	12/10/04	\$515,000	1610	1200	8	1979	4	9200	N	N	5714 140TH PL SE
8	785580	0830	3/9/04	\$405,000	1620	0	8	1967	4	8802	N	N	4518 132ND AV SE
8	934690	0220	3/9/05	\$405,800	1620	1100	8	1973	3	7950	N	N	4650 151ST CT SE
8	934694	0230	3/4/05	\$449,950	1620	560	8	1978	4	7875	N	N	15810 SE 47TH PL
8	214130	0260	5/7/04	\$432,000	1620	1090	8	1976	4	9401	N	N	14405 SE 49TH ST
8	168791	0210	5/23/05	\$520,000	1620	910	8	1983	3	9934	N	N	16032 SE 47TH CT
8	259220	0030	2/18/03	\$386,950	1620	1300	8	1981	3	9370	N	N	14245 SE 60TH ST
8	785580	0960	9/15/03	\$485,000	1620	1400	8	1963	4	10920	Y	N	13268 SE 43RD PL
8	168790	0620	12/15/04	\$374,950	1630	0	8	1983	4	8522	N	N	16319 SE 46TH WY
8	750450	0050	11/20/03	\$485,000	1630	900	8	1980	5	16117	Y	N	17233 SE 42ND PL
8	934690	0360	7/14/04	\$402,500	1640	960	8	1973	4	7494	N	N	15043 SE 46TH WY
8	260010	0370	8/7/03	\$359,950	1640	1150	8	1977	3	8793	N	N	13503 SE 57TH ST
8	785580	1762	5/13/04	\$462,500	1640	1000	8	1977	3	14551	N	N	4747 132ND AV SE
8	785670	1080	4/26/04	\$440,000	1640	1100	8	1969	4	8400	N	N	4538 145TH AV SE
8	934697	0010	9/12/05	\$487,500	1650	670	8	1976	4	7200	N	N	15928 SE 46TH WY
8	259220	0440	1/2/04	\$479,000	1650	310	8	1984	3	10469	N	N	6133 147TH AV SE
8	785670	0820	9/21/05	\$540,000	1650	1400	8	1970	3	11100	N	N	4467 145TH AV SE
8	214133	0450	5/20/03	\$425,000	1650	920	8	1978	5	7500	N	N	4843 158TH PL SE
8	345940	0070	4/17/04	\$412,735	1650	1590	8	1974	4	12101	N	N	4519 153RD AV SE
8	934692	0370	4/12/04	\$409,000	1660	950	8	1976	4	6930	N	N	15921 SE 46TH WY
8	260010	0410	6/17/03	\$358,300	1660	1170	8	1977	3	9852	N	N	13521 SE 57TH ST
8	168791	0080	5/17/05	\$539,000	1660	600	8	1987	4	8605	N	N	4725 163RD CT SE
8	785530	0450	12/12/05	\$1,063,500	1660	1660	8	1962	5	10232	Y	N	4514 138TH AV SE
8	934691	0040	9/15/04	\$420,000	1670	950	8	1973	4	11050	N	N	4727 150TH PL SE
8	214134	0080	4/27/04	\$481,500	1670	890	8	1979	4	31358	Y	N	15341 SE 49TH PL
8	785655	0400	5/11/05	\$534,900	1670	900	8	1979	4	14200	N	N	14106 SE 50TH ST
8	345940	0040	4/8/04	\$427,680	1670	1130	8	1974	5	11181	N	N	4439 153RD AV SE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	934692	0470	1/15/04	\$404,900	1680	1040	8	1976	4	10324	N	N	15314 SE 46TH WY
8	168790	0260	6/21/05	\$465,000	1690	850	8	1981	3	15662	N	N	16028 SE 46TH PL
8	549520	0080	8/6/03	\$420,000	1690	1310	8	1966	4	10600	N	N	16216 SE 42ND CT
8	167200	0160	9/9/03	\$450,000	1690	1330	8	1969	4	11087	Y	N	4265 133RD AV SE
8	785661	0430	9/25/04	\$518,000	1700	800	8	1976	3	8697	Y	N	14033 SOMERSET BL SE
8	168790	0540	11/2/04	\$452,950	1700	680	8	1981	4	7973	N	N	16203 SE 46TH PL
8	260012	0420	1/7/05	\$500,000	1710	610	8	1983	3	13956	N	N	13627 SE 59TH ST
8	955270	0130	9/17/04	\$412,000	1710	0	8	1987	3	8341	N	N	14209 SE 63RD ST
8	785661	0400	2/25/04	\$535,000	1710	970	8	1976	4	8370	Y	N	14015 SOMERSET BL SE
8	785670	0440	7/31/03	\$340,000	1720	0	8	1967	3	8300	N	N	14720 SE 46TH ST
8	934692	0180	5/27/05	\$440,000	1720	1100	8	1975	3	10216	N	N	15515 SE 46TH WY
8	785500	0110	12/5/03	\$550,000	1720	1720	8	1961	4	10000	Y	N	13620 SE 43RD PL
8	785664	0390	6/16/04	\$512,000	1720	1610	8	1978	4	10790	Y	N	13900 SE 42ND PL
8	856280	0290	4/21/03	\$308,000	1730	0	8	1970	4	9080	N	N	14930 SE 47TH PL
8	111570	0090	7/15/03	\$360,000	1730	0	8	1976	4	9105	N	N	12931 SE 44TH CT
8	214130	0590	6/30/03	\$384,900	1730	900	8	1976	4	9855	Y	N	15011 SE 49TH ST
8	785540	0500	5/3/03	\$531,000	1730	1000	8	1969	4	8650	Y	N	13901 SOMERSET LN
8	259220	0990	10/27/04	\$457,000	1730	520	8	1983	4	10143	N	N	6126 147TH PL SE
8	785670	0650	8/18/05	\$499,000	1740	0	8	1967	5	8410	N	N	14503 SE 46TH ST
8	259220	0020	9/8/03	\$450,000	1740	1600	8	1985	3	9917	N	N	14225 SE 60TH ST
8	259222	0410	3/1/04	\$469,500	1750	0	8	1987	3	13123	N	N	6306 151ST AV SE
8	785560	0200	3/24/05	\$557,500	1750	1330	8	1966	4	10300	N	N	4237 134TH AV SE
8	785580	1420	4/12/05	\$685,000	1750	1300	8	1968	4	9500	Y	N	4735 133RD AV SE
8	162405	9290	5/9/03	\$352,950	1760	970	8	1978	4	10454	N	N	4624 130TH PL SE
8	785530	0230	12/31/03	\$630,000	1760	1400	8	1962	4	10192	Y	N	4547 138TH AV SE
8	260012	0450	6/10/05	\$540,000	1770	620	8	1980	3	10011	N	N	13701 SE 59TH ST
8	785670	0230	7/6/05	\$590,000	1770	970	8	1971	3	10200	N	N	14611 SE 45TH ST
8	785560	0270	8/4/05	\$645,000	1770	1000	8	1965	4	8742	Y	N	13312 SE 43RD ST
8	260004	0080	2/12/03	\$315,000	1790	0	8	1985	3	10265	N	N	13277 SE 54TH PL
8	785670	0840	4/29/04	\$440,000	1790	1100	8	1971	4	9500	N	N	4509 145TH AV SE
8	214133	0570	10/14/04	\$409,900	1800	0	8	1977	4	7500	N	N	15828 SE 49TH ST
8	785670	0050	3/8/05	\$420,200	1800	0	8	1977	3	8800	N	N	14716 SE 45TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	932361	0400	12/18/03	\$475,000	1800	680	8	1979	3	12543	N	N	5202 137TH PL SE
8	345941	0430	10/14/05	\$624,900	1800	1650	8	1977	4	9909	N	N	15420 SE 44TH PL
8	214133	0360	12/19/03	\$363,000	1810	0	8	1978	4	8290	N	N	4816 158TH AV SE
8	177760	0060	8/6/04	\$365,000	1810	380	8	1976	4	10000	N	N	15604 SE 42ND PL
8	214133	0530	12/6/04	\$499,000	1810	0	8	1978	5	7500	N	N	4824 158TH PL SE
8	785560	0040	5/23/05	\$535,000	1810	530	8	1969	4	13400	N	N	4216 135TH AV SE
8	785664	0280	8/31/05	\$595,000	1820	1130	8	1985	3	9088	N	N	13804 SE 42ND ST
8	168790	0590	8/9/05	\$585,000	1820	770	8	1985	5	15311	N	N	4648 163RD PL SE
8	785580	0250	3/3/03	\$427,500	1830	480	8	1964	4	11950	Y	N	4408 134TH PL SE
8	214132	0180	8/13/03	\$319,000	1850	0	8	1977	4	7769	N	N	4861 152ND PL SE
8	934692	0220	6/28/05	\$475,000	1850	440	8	1976	4	9700	N	N	15723 SE 46TH WY
8	344700	0140	7/19/04	\$430,000	1850	1090	8	1974	4	15552	N	N	15945 SE 41ST PL
8	162405	9319	11/19/04	\$410,000	1860	0	8	1989	3	7567	Y	N	4351 130TH PL SE
8	162405	9319	4/23/04	\$342,000	1860	0	8	1989	3	7567	Y	N	4351 130TH PL SE
8	142405	9048	9/23/03	\$357,450	1870	0	8	1968	4	16988	N	N	4530 160TH PL SE
8	955270	0950	5/5/05	\$538,000	1870	840	8	1981	4	9940	N	N	13930 SE 61ST PL
8	260003	0210	8/18/03	\$369,500	1880	0	8	1984	4	10032	N	N	13345 SE 55TH PL
8	259220	0920	4/9/04	\$425,000	1880	500	8	1983	4	8871	N	N	14752 SE 63RD ST
8	549520	0040	6/10/03	\$382,500	1890	1600	8	1957	4	23400	N	N	16121 SE 42ND PL
8	785500	0600	2/4/05	\$650,000	1890	1390	8	1965	4	8737	Y	N	4446 137TH AV SE
8	260011	0580	10/22/03	\$427,000	1890	960	8	1979	4	11550	N	N	5606 140TH PL SE
8	785580	0400	6/11/04	\$565,000	1900	0	8	1967	5	8700	Y	N	13310 SE 46TH ST
8	934691	0190	10/18/04	\$470,000	1900	1580	8	1974	4	8250	N	N	4662 152ND PL SE
8	259220	0640	7/20/05	\$620,000	1900	1870	8	1980	4	10949	N	N	6285 146TH PL SE
8	934694	0110	4/1/05	\$515,000	1910	420	8	1977	4	8700	N	N	15909 SE 47TH CT
8	226840	0160	9/19/03	\$331,000	1940	0	8	1976	4	9145	N	N	13021 SE 49TH ST
8	344700	0040	6/11/03	\$339,000	1950	580	8	1966	4	12392	N	N	15928 SE 41ST PL
8	934693	0220	5/25/04	\$399,950	1960	0	8	1976	3	8300	N	N	15818 SE 47TH ST
8	221170	0295	11/10/04	\$599,800	1960	880	8	2003	3	22217	N	N	16751 SE 45TH ST
8	260010	0210	6/3/03	\$335,000	1970	0	8	1978	3	8623	N	N	13214 SE 57TH ST
8	260000	0400	8/25/05	\$564,500	1970	0	8	1977	4	10325	N	N	13401 SE 52ND ST
8	260000	0400	1/28/03	\$375,500	1970	0	8	1977	4	10325	N	N	13401 SE 52ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	326059	0030	11/22/04	\$477,603	1970	0	8	2004	3	4949	N	N	4478 162ND CT SE
8	785656	0210	5/13/03	\$384,500	1970	560	8	1979	4	10000	N	N	14201 SE 51ST ST
8	260004	0040	8/5/03	\$350,000	1990	0	8	1984	3	9230	N	N	13237 SE 54TH PL
8	346030	0190	3/8/05	\$500,000	1990	1280	8	1964	3	20313	N	N	5363 153RD AV SE
8	785655	0680	5/22/03	\$361,725	1990	0	8	1979	5	8400	N	N	14300 SE 49TH ST
8	934698	0150	3/17/04	\$388,000	2000	0	8	1977	3	7350	N	N	4550 157TH AV SE
8	785660	1200	5/12/04	\$589,950	2000	1400	8	1978	4	11700	Y	N	4424 144TH AV SE
8	602800	0255	6/8/04	\$545,000	2020	1190	8	1986	3	12360	N	N	4106 163RD AV SE
8	259220	0160	12/12/03	\$460,000	2020	1180	8	1982	4	9882	N	N	6105 145TH PL SE
8	260004	0010	8/1/05	\$518,500	2030	0	8	1987	3	11770	N	N	13207 SE 54TH PL
8	955270	0810	7/21/04	\$538,000	2030	710	8	1983	3	11452	N	N	6001 142ND PL SE
8	942950	0101	6/22/05	\$599,950	2030	1460	8	2001	3	16525	Y	N	16924 NEWPORT WY
8	214133	0210	8/18/04	\$399,950	2040	0	8	1978	4	8200	N	N	4904 159TH PL SE
8	856280	0270	8/8/05	\$459,000	2050	0	8	1971	4	10000	N	N	14925 SE 47TH PL
8	260003	0120	9/1/04	\$450,000	2050	0	8	1984	3	13532	N	N	13215 SE 55TH PL
8	785660	1190	5/2/03	\$535,000	2060	700	8	1972	4	12019	Y	N	4412 144TH AV SE
8	934694	0180	2/5/03	\$332,000	2070	0	8	1976	4	8250	N	N	4669 159TH AV SE
8	162405	9316	8/3/04	\$470,000	2070	0	8	1987	4	9300	N	N	4554 130TH AV SE
8	785500	0530	5/25/04	\$620,000	2070	1610	8	1966	4	13150	Y	N	13705 SE 44TH ST
8	168790	0120	9/15/03	\$380,000	2080	0	8	1980	3	7975	N	N	16126 SE 46TH WY
8	260004	0070	10/20/04	\$429,000	2080	0	8	1984	3	9075	N	N	13267 SE 54TH PL
8	785661	0510	4/5/04	\$437,500	2080	0	8	1976	4	8512	N	N	14002 SE 46TH ST
8	942950	0185	6/25/03	\$415,000	2080	0	8	2003	3	11083	N	N	16723 SE NEWPORT WY
8	162405	9161	9/21/05	\$636,000	2090	1100	8	1974	4	10007	N	N	4522 130TH AV SE
8	259751	0330	4/17/03	\$370,000	2110	0	8	1989	3	9024	N	N	14710 SE 65TH ST
8	785660	0150	7/25/03	\$435,000	2120	0	8	1968	4	10300	N	N	4462 142ND AV SE
8	932361	0220	6/17/04	\$430,000	2120	0	8	1981	4	8950	N	N	13810 SE 52ND PL
8	214133	0560	3/2/05	\$477,000	2130	0	8	1977	4	8410	N	N	15834 SE 49TH ST
8	260000	0510	12/27/05	\$535,000	2130	0	8	1977	4	10650	N	N	13520 SE 52ND ST
8	259221	0040	6/19/03	\$395,000	2130	0	8	1984	4	8313	N	N	15022 SE 63RD ST
8	345942	0160	3/15/04	\$440,000	2130	1050	8	1983	3	13480	N	N	4505 152ND LN SE
8	214131	0600	7/21/04	\$449,500	2140	0	8	1977	4	10364	N	N	15240 SE 49TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	345990	0350	5/9/03	\$545,000	2150	1880	8	1954	4	15200	Y	N	15011 SE 51ST ST
8	214130	0250	5/23/05	\$439,500	2160	0	8	1976	3	11730	N	N	14404 SE 49TH ST
8	221170	0010	3/18/03	\$405,000	2160	0	8	1986	3	15980	N	N	16711 SE 46TH ST
8	260002	0140	12/6/04	\$475,000	2160	0	8	1982	4	10950	N	N	13809 SE 51ST PL
8	785580	0180	6/15/04	\$560,000	2160	0	8	1968	5	10950	N	N	13300 SE 44TH PL
8	934810	0130	8/21/03	\$420,000	2160	310	8	1984	4	9632	N	N	15720 SE 45TH PL
8	214133	0240	5/23/05	\$535,000	2170	0	8	1977	4	8600	N	N	15907 SE 48TH DR
8	168790	0170	9/8/04	\$519,000	2170	0	8	1983	4	8240	Y	N	16002 SE 46TH WY
8	162405	9295	6/25/03	\$359,150	2180	0	8	1979	3	11643	N	N	4609 130TH AV SE
8	260010	0330	3/29/05	\$470,000	2190	800	8	1977	4	11315	N	N	13319 SE 57TH ST
8	326059	0070	1/14/05	\$531,770	2200	0	8	2004	3	7260	Y	N	4458 162ND CT SE
8	214130	0270	5/16/03	\$319,000	2220	0	8	1974	3	9800	N	N	14411 SE 49TH ST
8	177760	0320	9/3/03	\$349,900	2220	0	8	1978	4	10350	N	N	4215 159TH AV SE
8	785590	0050	4/14/03	\$430,450	2220	0	8	1968	4	9885	Y	N	14009 SE 44TH PL
8	259222	0290	11/24/03	\$480,000	2220	0	8	1986	3	7258	N	N	6314 150TH AV SE
8	934700	0070	8/30/04	\$447,000	2230	0	8	1993	3	7372	N	N	15715 SE 44TH PL
8	259220	0300	3/3/05	\$593,000	2230	110	8	1982	4	12409	N	N	14551 SE 60TH ST
8	214134	0180	10/2/03	\$399,950	2240	0	8	1982	4	7725	N	N	15303 SE 49TH ST
8	785590	0020	6/14/04	\$641,000	2240	300	8	1968	4	9100	Y	N	14021 SE 44TH PL
8	259222	0040	5/9/05	\$617,000	2240	0	8	1985	3	10730	N	N	6317 150TH AV SE
8	214133	0550	7/11/05	\$490,300	2250	0	8	1978	4	8010	N	N	15823 SE 48TH DR
8	934690	0070	9/24/04	\$350,000	2260	0	8	1973	3	11350	N	N	4669 150TH PL SE
8	214133	0160	5/4/05	\$515,000	2260	0	8	1978	4	7263	N	N	4930 159TH PL SE
8	168791	0110	7/15/03	\$395,000	2260	0	8	1983	3	10284	N	N	4730 162ND CT SE
8	168791	0040	6/13/03	\$388,000	2260	0	8	1984	3	8784	N	N	4726 163RD CT SE
8	934700	0050	6/22/05	\$499,000	2260	0	8	1993	3	7832	N	N	15720 SE 44TH PL
8	259221	0010	2/24/05	\$731,000	2260	1660	8	1984	3	7637	N	N	14903 SE 63RD ST
8	259222	0180	6/25/03	\$535,000	2260	910	8	1987	3	8582	N	N	15015 SE 64TH ST
8	168791	0190	9/17/03	\$386,000	2270	0	8	1986	3	9802	N	N	4705 161ST AV SE
8	934696	0040	5/4/04	\$415,000	2280	0	8	1977	4	9120	N	N	4643 159TH AV SE
8	934696	0010	12/28/04	\$430,000	2280	0	8	1978	4	9120	N	N	4625 159TH AV SE
8	168791	0340	12/27/05	\$539,900	2280	0	8	1985	4	8006	N	N	16311 SE 48TH ST

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8	780546	0130	7/29/04	\$562,000	2280	0	8	1987	3	18875	N	N	17226 SE 47TH PL
8	177760	0090	11/25/03	\$335,000	2300	630	8	1978	4	10676	N	N	15605 SE NEWPORT WY
8	934691	0430	6/30/04	\$425,000	2330	0	8	1974	4	7800	N	N	15106 SE 47TH PL
8	260001	0370	4/1/04	\$410,000	2330	0	8	1981	3	10100	N	N	13217 SE 51ST PL
8	326059	0060	10/18/04	\$503,805	2330	0	8	2004	3	6555	N	N	4462 162ND CT SE
8	955270	0460	7/22/04	\$542,000	2340	960	8	1986	4	12121	N	N	14305 SE 61ST ST
8	214132	0190	4/14/04	\$412,000	2350	0	8	1976	4	9115	N	N	4865 152ND PL SE
8	934692	0130	4/29/04	\$414,950	2350	0	8	1975	5	8081	N	N	4620 154TH PL SE
8	785560	0120	4/5/04	\$425,050	2360	640	8	1976	4	10400	N	N	13414 SE 42ND PL
8	955270	0170	7/8/05	\$570,000	2400	0	8	1983	3	9442	N	N	14325 SE 63RD ST
8	111540	0100	8/19/03	\$437,700	2420	0	8	1986	4	12425	N	N	13063 SE 47TH PL
8	326059	0010	6/10/04	\$449,386	2420	0	8	2004	3	6141	N	N	4490 162ND CT SE
8	326059	0040	7/12/04	\$486,877	2420	0	8	2004	3	6117	N	N	4472 162ND CT SE
8	780546	0150	10/15/03	\$442,000	2420	0	8	1987	3	11791	N	N	17235 SE 47TH PL
8	955270	0200	6/3/05	\$625,000	2430	0	8	1983	4	9482	N	N	14341 SE 63RD ST
8	168790	0230	8/25/04	\$387,000	2460	0	8	1980	3	8261	N	N	4631 161ST AV SE
8	326059	0080	6/11/04	\$501,218	2460	0	8	2004	3	8299	Y	N	4471 162ND CT SE
8	345990	0242	3/30/04	\$500,000	2460	0	8	1985	4	15400	N	N	4921 151ST AV SE
8	259220	0070	2/4/05	\$488,000	2470	0	8	1981	3	8000	N	N	14421 SE 60TH ST
8	345960	0010	4/1/05	\$475,000	2470	0	8	1978	4	14100	N	N	4605 HIGHLAND DR SE
8	934700	0010	7/11/03	\$428,750	2470	0	8	1992	3	7410	N	N	15772 SE 44TH PL
8	326059	0050	10/12/04	\$515,553	2480	0	8	2004	3	5616	N	N	4466 162ND CT SE
8	345990	0330	2/22/05	\$616,000	2490	1460	8	1987	3	16275	N	N	5154 150TH PL SE
8	785656	0010	9/7/04	\$475,000	2510	0	8	1979	4	8700	N	N	5045 HIGHLAND DR SE
8	955270	0020	8/9/05	\$520,000	2510	0	8	1983	3	7999	N	N	6205 142ND AV SE
8	785530	0270	8/12/04	\$739,000	2520	0	8	1961	4	9351	Y	N	4515 138TH AV SE
8	260011	0070	7/3/03	\$460,000	2530	0	8	1979	5	9860	N	N	13921 SE 60TH ST
8	326059	0110	6/1/04	\$474,950	2560	0	8	2004	3	7352	N	N	4489 162ND CT SE
8	785656	0030	3/3/03	\$408,000	2590	0	8	1979	4	9000	N	N	14212 SE 51ST ST
8	259220	0900	1/26/04	\$475,000	2610	0	8	1983	3	8327	N	N	14769 SE 63RD ST
8	260011	0090	11/24/04	\$515,000	2620	0	8	1979	4	10740	N	N	13929 SE 60TH ST
8	260011	0090	7/14/03	\$375,000	2620	0	8	1979	4	10740	N	N	13929 SE 60TH ST

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8	326059	0100	5/24/04	\$499,738	2630	0	8	2004	3	8395	Y	N	4483 162ND CT SE
8	111540	0050	7/6/04	\$480,000	2650	0	8	1986	3	8886	N	N	13052 SE 47TH PL
8	934696	0240	6/4/04	\$452,200	2730	0	8	1977	4	8304	N	N	15916 SE 46TH PL
8	259220	0870	4/15/04	\$464,000	2760	0	8	1983	4	8612	N	N	14747 SE 63RD ST
8	260011	0660	7/6/04	\$459,000	2770	0	8	1979	3	9003	N	N	5723 140TH PL SE
8	260011	0800	5/10/04	\$530,500	2770	0	8	1979	5	19454	N	N	5905 138TH PL SE
8	260012	0040	9/22/03	\$385,000	2780	0	8	1980	3	10160	N	N	13630 SE 59TH ST
8	168790	0100	7/18/03	\$395,000	2790	0	8	1980	3	7350	N	N	16200 SE 46TH WY
8	259221	0830	8/20/03	\$481,000	2820	0	8	1985	3	12228	N	N	5923 149TH AV SE
8	260000	0320	12/17/03	\$465,000	2820	0	8	1977	3	10450	N	N	13416 SE 53RD ST
8	326059	0090	8/4/04	\$505,476	2820	0	8	2004	3	8186	Y	N	4479 162ND CT SE
8	326059	0020	11/18/04	\$547,964	2820	1120	8	2004	3	5501	N	N	4484 162ND CT SE
8	259220	1430	9/16/05	\$630,000	2840	0	8	1981	4	12034	N	N	5825 146TH AV SE
8	168790	0510	4/17/03	\$390,000	2910	0	8	1981	3	8266	N	N	16105 SE 46TH PL
8	955270	0180	10/13/05	\$585,000	3020	0	8	1983	4	9240	N	N	14329 SE 63RD ST
8	259220	0700	6/1/04	\$579,000	3020	870	8	1991	3	8344	N	N	14723 SE 63RD PL
8	260003	0140	5/24/05	\$606,000	3020	0	8	1984	5	11355	N	N	13235 SE 55TH PL
8	142405	9152	12/23/03	\$515,950	3040	0	8	2003	3	7720	N	N	4599 164TH AV SE
8	142405	9030	3/5/04	\$524,950	3040	0	8	2003	3	7955	N	N	4603 164TH AV SE
8	142405	9151	5/10/05	\$650,000	3300	0	8	2003	3	7798	N	N	4597 164TH AV SE
8	142405	9153	12/15/03	\$529,950	3300	0	8	2003	3	7877	N	N	4601 164TH AV SE
8	955270	1040	6/17/04	\$539,950	3400	0	8	1984	3	8001	N	N	14019 SE 61ST PL
8	142405	9116	10/21/04	\$580,000	3480	0	8	1975	4	9116	N	N	15715 SE 44TH ST
8	162405	9303	11/29/04	\$399,000	1320	360	9	1980	3	11200	N	N	12822 SE 47TH PL
8	259221	0210	5/25/05	\$535,000	1350	620	9	1985	3	12159	N	N	14919 SE 60TH ST
8	785655	0260	2/23/05	\$533,000	1350	930	9	1980	4	10700	N	N	4926 141ST AV SE
8	345990	0360	7/16/04	\$635,000	1400	960	9	1977	4	17000	Y	N	5001 145TH PL SE
8	345960	0280	3/3/03	\$448,000	1430	1370	9	1978	4	9500	N	N	14620 SE 47TH PL
8	214130	0010	7/21/04	\$399,950	1460	460	9	1975	4	9800	N	N	15020 SE 49TH ST
8	259221	0900	7/14/03	\$493,000	1470	1030	9	1983	3	24923	N	N	14812 SE 62ND CT
8	785662	0300	5/16/05	\$563,500	1470	1400	9	1978	4	9500	N	N	4617 144TH PL SE
8	785662	0300	8/27/04	\$483,000	1470	1400	9	1978	4	9500	N	N	4617 144TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	785655	0600	8/6/04	\$427,000	1490	520	9	1979	4	8200	N	N	14309 SE 49TH ST
8	932361	0060	1/8/04	\$486,500	1490	1190	9	1979	3	7990	N	N	5336 HIGHLAND DR SE
8	785661	0140	8/21/03	\$475,000	1500	700	9	1976	5	10700	N	N	4613 141ST CT SE
8	932360	0280	9/16/04	\$560,000	1510	1500	9	1979	3	9600	Y	N	5715 138TH PL SE
8	345941	0090	9/21/05	\$499,950	1520	0	9	1975	3	10067	N	N	4503 155TH AV SE
8	259220	1280	10/8/03	\$447,000	1520	1190	9	1982	4	11200	N	N	5820 146TH PL SE
8	214131	0530	8/7/03	\$462,000	1520	900	9	1978	5	9603	Y	N	4837 155TH AV SE
8	260000	0080	7/28/03	\$463,000	1530	1510	9	1978	3	10500	N	N	5401 134TH AV SE
8	260001	0010	10/31/05	\$515,000	1570	830	9	1978	3	11050	N	N	5114 133RD PL SE
8	337790	0200	7/9/03	\$700,000	1570	1570	9	1957	3	36750	N	N	14845 SE 55TH ST
8	785500	0410	10/4/04	\$877,000	1580	1280	9	1961	5	9360	Y	N	4454 SOMERSET BL SE
8	785600	0010	7/16/03	\$524,000	1590	1240	9	1969	3	8721	Y	N	4509 141ST AV SE
8	785600	0020	4/14/04	\$780,000	1590	1400	9	1969	3	8250	Y	N	4507 141ST PL SE
8	932361	0430	6/18/03	\$490,000	1590	1300	9	1979	3	14615	N	N	5205 137TH PL SE
8	259220	0290	2/13/03	\$500,000	1610	1420	9	1981	4	10961	N	N	14543 SE 60TH ST
8	785657	0230	12/12/05	\$515,000	1620	240	9	1980	4	8894	N	N	14208 SE 52ND PL
8	259220	1300	11/23/05	\$600,000	1630	910	9	1982	3	11022	N	N	5845 146TH PL SE
8	785657	0060	4/15/04	\$415,000	1640	440	9	1980	4	8837	N	N	5255 HIGHLAND DR
8	785662	0460	10/24/05	\$513,500	1640	880	9	1978	3	10000	N	N	14351 SE 47TH PL
8	132405	9141	6/11/03	\$460,000	1640	1020	9	1988	3	26161	Y	N	16619 SE 43RD ST
8	932360	0590	2/27/04	\$435,000	1640	1460	9	1979	3	13114	N	N	5415 136TH PL SE
8	322451	0080	5/1/03	\$480,000	1640	1330	9	1979	4	23781	N	N	15455 SE 47TH PL
8	214131	0290	7/18/03	\$493,200	1650	1420	9	1977	5	13138	Y	N	5014 156TH AV SE
8	346030	0290	7/9/03	\$610,000	1660	1270	9	1995	3	19432	N	N	5408 153RD PL SE
8	785662	0480	7/21/04	\$490,000	1670	830	9	1978	3	11200	N	N	14359 SE 47TH PL
8	346030	0150	9/17/03	\$605,000	1670	1670	9	1958	4	20700	Y	N	5313 153RD AV SE
8	785640	0200	7/15/03	\$768,000	1670	1670	9	1969	5	9350	Y	N	4639 SOMERSET AV SE
8	345960	0270	4/14/05	\$615,000	1680	1620	9	1978	4	10000	Y	N	4721 147TH PL SE
8	785540	0050	3/20/03	\$775,000	1680	1130	9	1967	5	10352	Y	N	4401 138TH AV SE
8	214131	0830	6/21/04	\$488,000	1690	1480	9	1978	4	12784	N	N	15222 SE 48TH DR
8	214133	0740	2/13/03	\$373,000	1700	1600	9	1979	4	10104	Y	N	15704 SE 50TH ST
8	785662	0840	4/26/05	\$470,000	1700	900	9	1978	4	9800	N	N	4663 HIGHLAND DR SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	785500	0420	3/2/04	\$750,000	1720	700	9	1974	4	9460	Y	N	4460 SOMERSET BL SE
8	214130	0470	8/25/04	\$490,000	1720	1150	9	1976	4	9785	Y	N	14623 SE 49TH ST
8	214134	0160	7/28/04	\$445,000	1730	600	9	1979	4	10507	N	N	15328 SE 49TH PL
8	260000	0340	7/15/03	\$395,000	1730	520	9	1977	3	10744	N	N	13406 SE 53RD ST
8	322451	0050	4/1/04	\$513,500	1730	890	9	1979	4	8271	Y	N	15435 SE 47TH PL
8	259220	1530	7/18/03	\$475,500	1730	1080	9	1982	4	10341	Y	N	5975 145TH AV SE
8	785500	0370	10/13/05	\$825,000	1740	1650	9	1968	4	12300	Y	N	4422 SOMERSET BL SE
8	260002	0400	7/8/04	\$552,000	1740	600	9	1982	3	12250	N	N	4901 136TH PL SE
8	934810	0150	8/22/05	\$543,500	1750	980	9	1984	3	8263	N	N	4530 157TH AV SE
8	368590	0070	3/14/03	\$459,000	1750	1150	9	1976	4	15600	Y	N	4429 167TH PL SE
8	785662	0110	8/30/05	\$555,000	1760	1110	9	1979	3	10700	N	N	14403 SE 46TH ST
8	259753	0370	2/7/03	\$525,000	1760	1430	9	1995	3	11017	N	N	6717 155TH PL SE
8	214133	0120	5/10/04	\$422,060	1780	720	9	1978	4	10500	N	N	15835 SE 50TH ST
8	785640	0400	3/3/05	\$757,000	1780	1370	9	1975	4	7930	Y	N	4720 SOMERSET AV SE
8	785655	0150	10/17/05	\$705,000	1780	1360	9	1982	4	14100	N	N	4812 140TH PL SE
8	785640	0260	6/7/04	\$758,000	1780	820	9	1973	5	8350	Y	N	4710 SOMERSET PL SE
8	785662	0360	6/17/03	\$505,000	1800	1800	9	1978	3	8929	N	N	4618 143RD AV SE
8	322450	0110	2/20/04	\$522,500	1820	900	9	1978	4	14770	Y	N	4748 153RD AV SE
8	932360	0340	10/11/05	\$565,000	1820	780	9	1979	4	10112	N	N	5650 HIGHLAND DR SE
8	785657	0160	9/24/03	\$499,000	1830	1110	9	1980	4	15300	N	N	14211 SE 52ND PL
8	896550	0730	9/30/05	\$877,900	1830	1090	9	1986	4	18830	Y	N	4464 170TH AV SE
8	896550	0730	6/2/04	\$775,000	1830	1090	9	1986	4	18830	Y	N	4464 170TH AV SE
8	322450	0230	7/11/05	\$703,000	1840	1090	9	1979	4	15428	Y	N	4720 154TH PL SE
8	345941	0440	9/22/04	\$570,000	1850	1660	9	1978	5	9723	N	N	15412 SE 44TH PL
8	785655	0610	6/23/03	\$490,000	1860	1790	9	1979	4	18100	N	N	14315 SE 49TH ST
8	214133	0040	5/28/04	\$450,000	1890	850	9	1979	4	14700	Y	N	5027 157TH AV SE
8	214134	0020	2/13/04	\$432,500	1890	1530	9	1979	4	7728	N	N	15305 SE 49TH PL
8	955270	0420	6/10/03	\$420,000	1890	980	9	1986	3	10237	N	N	6102 142ND AV SE
8	345960	0520	4/13/04	\$565,000	1890	990	9	1978	4	14078	Y	N	4730 147TH PL SE
8	785655	0110	6/15/04	\$438,000	1910	510	9	1979	4	19000	N	N	14106 SE 49TH PL
8	322450	0220	9/24/04	\$645,000	1910	1240	9	1979	4	12697	Y	N	4730 154TH PL SE
8	214130	0420	5/27/04	\$490,000	1920	930	9	1976	4	14800	Y	N	4904 145TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	214134	0140	3/15/05	\$599,900	1920	1230	9	1988	3	12176	N	N	15348 SE 49TH PL
8	785540	0640	10/31/05	\$915,000	1920	1020	9	1968	5	9050	Y	N	4501 140TH AV SE
8	932360	0640	5/13/03	\$434,500	1950	1830	9	1980	4	11545	N	N	5621 134TH AV SE
8	214131	0650	6/6/05	\$525,000	1960	750	9	1978	4	10518	N	N	15301 SE 48TH DR
8	132405	9042	8/10/05	\$545,000	1980	0	9	1987	3	15113	Y	N	17002 SE 43RD ST
8	260001	0290	9/19/05	\$725,000	1980	1640	9	1978	3	11082	Y	N	5007 134TH PL SE
8	780546	0110	4/27/04	\$519,000	1990	0	9	1987	3	8552	N	N	4711 173RD AV SE
8	322451	0260	6/7/04	\$520,000	1990	1130	9	1980	4	10633	Y	N	4743 155TH PL SE
8	322451	0260	5/15/03	\$460,000	1990	1130	9	1980	4	10633	Y	N	4743 155TH PL SE
8	259220	0570	9/22/03	\$419,000	2000	680	9	1981	4	8353	N	N	6210 146TH PL SE
8	345990	0305	1/8/04	\$610,000	2010	1510	9	1978	4	19354	Y	N	5101 145TH PL SE
8	785500	0140	5/1/05	\$835,000	2020	0	9	2000	3	9900	Y	N	13609 SE 43RD PL
8	132405	9121	9/25/03	\$436,500	2050	400	9	1984	3	20329	Y	N	17106 SE 43RD ST
8	259221	0140	5/4/05	\$520,000	2060	0	9	1984	3	11524	N	N	14917 SE 61ST CT
8	345960	0430	6/5/03	\$575,000	2060	1630	9	1978	3	13500	Y	N	4757 146TH PL SE
8	162405	9245	5/4/04	\$630,000	2060	1270	9	1993	3	14810	N	N	13020 SE 45TH CT
8	260014	0060	12/1/05	\$680,000	2060	660	9	1989	3	14348	N	N	14051 SE 63RD ST
8	345941	0410	10/7/04	\$541,000	2070	960	9	1986	3	10251	N	N	15506 SE 44TH PL
8	214133	0490	8/19/04	\$425,200	2090	0	9	1978	4	8100	N	N	4848 158TH PL SE
8	322451	0040	8/31/05	\$830,000	2100	1200	9	1979	5	8760	Y	N	15429 SE 47TH PL
8	260014	0390	8/12/04	\$560,000	2130	720	9	1989	3	9523	N	N	6330 141ST AV SE
8	259751	0170	4/25/05	\$500,000	2140	0	9	1987	3	13766	N	N	14732 SE 66TH ST
8	260014	0120	8/3/04	\$633,000	2140	1000	9	1989	3	9058	N	N	6333 141ST AV SE
8	214134	0040	2/20/03	\$365,000	2150	0	9	1979	4	15304	N	N	15317 SE 49TH PL
8	214133	0100	4/7/04	\$585,000	2150	980	9	1978	5	19247	N	N	15819 SE 50TH ST
8	259753	0560	3/8/05	\$529,950	2160	0	9	1994	3	11086	N	N	6512 156TH AV SE
8	785661	0350	1/6/05	\$579,900	2180	880	9	1976	3	15000	Y	N	4624 142ND PL SE
8	260014	0560	9/23/03	\$553,700	2180	1400	9	1989	3	12765	N	N	6222 139TH PL SE
8	260014	0550	10/26/05	\$700,000	2180	1460	9	1990	3	10253	N	N	6228 139TH PL SE
8	785656	0390	7/17/05	\$592,269	2190	0	9	1979	4	8800	N	N	5105 HIGHLAND DR SE
8	214133	0470	8/26/03	\$381,000	2200	0	9	1978	4	7500	N	N	4855 158TH PL SE
8	221170	0045	4/7/05	\$577,000	2200	0	9	1987	3	15980	N	N	16511 SE 46TH ST

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8	785662	0260	6/2/03	\$520,000	2200	1330	9	1982	4	13800	N	N	4600 144TH PL SE
8	780546	0010	8/4/03	\$505,000	2200	1060	9	1987	3	15288	N	N	17125 SE 47TH ST
8	214133	0810	1/9/04	\$440,000	2210	1300	9	1979	4	12036	N	N	15528 SE 48TH ST
8	259220	1450	3/7/03	\$544,500	2210	1620	9	1982	3	16665	Y	N	5849 145TH PL SE
8	345960	0590	6/10/03	\$396,000	2220	0	9	1978	3	13000	N	N	4644 147TH PL SE
8	345960	0060	7/21/05	\$720,000	2220	1520	9	1978	5	10200	N	N	4625 HIGHLAND DR SE
8	896550	0010	6/11/03	\$459,850	2230	0	9	1986	3	9770	N	N	16801 SE 46TH ST
8	780546	0030	6/23/03	\$460,500	2250	0	9	1987	3	10171	N	N	17211 SE 47TH ST
8	259745	0110	10/8/03	\$625,000	2270	1320	9	1981	4	12405	N	N	5830 145TH PL SE
8	785662	0230	3/3/03	\$376,000	2280	0	9	1978	4	11500	N	N	4614 144TH PL SE
8	345943	0130	7/8/05	\$749,000	2280	1370	9	1981	3	16689	Y	N	15302 SE 43RD PL
8	259220	1670	7/15/03	\$587,000	2280	1090	9	1981	4	9860	N	N	5811 143RD PL SE
8	259752	0340	10/22/03	\$420,000	2290	0	9	1989	3	10294	N	N	6588 151ST PL SE
8	162405	9330	6/12/03	\$455,000	2290	0	9	2000	3	6572	N	N	12935 SE 47TH PL
8	413966	0180	6/26/03	\$724,850	2300	2180	9	1996	3	16460	N	N	5592 159TH PL SE
8	214131	0670	6/8/05	\$600,000	2310	530	9	1978	4	17139	N	N	15309 SE 48TH DR
8	214131	0670	1/9/03	\$467,500	2310	530	9	1978	4	17139	N	N	15309 SE 48TH DR
8	345975	0090	12/2/04	\$535,000	2310	0	9	1989	3	9440	Y	N	15535 SE 43RD PL
8	785662	0690	10/14/03	\$429,000	2330	0	9	1980	3	10700	N	N	4667 144TH PL SE
8	785657	0250	6/12/03	\$388,000	2350	0	9	1979	3	9100	N	N	14204 SE 52ND PL
8	260014	0090	7/9/04	\$543,000	2350	0	9	1988	3	10714	N	N	14063 SE 63RD ST
8	896550	0070	8/4/04	\$537,000	2360	0	9	1984	3	10744	N	N	16925 SE 47TH ST
8	214131	0710	8/29/05	\$580,000	2370	0	9	1979	4	8700	N	N	15510 SE 48TH DR
8	785600	0070	4/8/03	\$450,000	2370	0	9	1968	4	11000	N	N	4510 141ST PL SE
8	345975	0100	7/28/04	\$518,500	2380	0	9	1989	3	9027	Y	N	15541 SE 43RD PL
8	955270	0730	12/20/05	\$590,000	2380	0	9	1984	4	19335	N	N	6008 142ND CT SE
8	260013	0530	12/5/03	\$443,000	2380	0	9	1986	3	11325	N	N	13811 SE 64TH ST
8	780546	0770	3/21/05	\$587,000	2390	0	9	1985	3	10977	N	N	4621 172ND AV SE
8	260013	0440	3/17/04	\$525,000	2390	0	9	1989	3	11925	N	N	6352 138TH PL SE
8	785600	0170	8/5/04	\$668,000	2390	620	9	1991	3	9700	Y	N	14007 SE 45TH CT
8	260014	0080	9/19/03	\$525,000	2390	0	9	1988	4	11770	N	N	14059 SE 63RD ST
8	413941	0284	1/19/05	\$658,000	2390	1200	9	1998	3	8501	N	N	4951 173RD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	260000	0470	8/13/04	\$690,900	2400	2200	9	1977	4	20350	Y	N	13533 SE 52ND ST
8	221170	0335	4/28/03	\$470,000	2420	0	9	1989	3	19922	N	N	16514 SE 46TH ST
8	259746	0200	9/10/03	\$541,500	2440	0	9	1985	4	10270	N	N	14720 SE 56TH ST
8	785656	0250	3/2/05	\$600,000	2450	0	9	1979	4	8600	N	N	14106 SE 51ST PL
8	214131	0320	8/26/04	\$587,000	2450	1480	9	1979	4	11066	Y	N	4920 156TH AV SE
8	413941	0240	8/6/03	\$508,000	2450	0	9	1998	3	13032	N	N	5031 165TH PL SE
8	942950	0049	3/29/05	\$629,950	2470	1000	9	2002	3	30190	Y	N	16608 SE NEWPORT WY
8	259752	0670	3/25/03	\$490,000	2490	0	9	1989	3	11474	N	N	15054 SE 65TH ST
8	896550	0800	11/29/05	\$770,000	2490	0	9	1983	3	14437	Y	N	4422 170TH AV SE
8	259752	0400	6/11/03	\$480,000	2500	0	9	1989	3	9372	N	N	6578 150TH PL SE
8	259753	1220	8/11/05	\$630,000	2500	0	9	1992	3	10651	N	N	15402 SE 66TH PL
8	955270	0600	5/19/03	\$465,000	2510	470	9	1982	3	8184	N	N	6122 144TH PL SE
8	322451	0130	9/7/04	\$551,000	2510	0	9	1980	4	16403	N	N	4732 155TH PL SE
8	162405	9332	5/23/05	\$640,000	2510	0	9	2000	3	6554	N	N	12881 SE 47TH PL
8	785662	0310	8/20/03	\$437,400	2520	0	9	1978	3	9500	N	N	4625 144TH PL SE
8	259221	0380	4/28/04	\$505,000	2520	0	9	1984	4	20207	N	N	5906 149TH AV SE
8	896550	0970	5/6/05	\$537,000	2520	0	9	1983	3	9665	N	N	4537 169TH AV SE
8	259752	0510	6/23/04	\$515,000	2530	0	9	1989	3	13424	N	N	14908 SE 66TH ST
8	413960	0300	6/15/05	\$630,000	2530	0	9	1992	3	17186	N	N	6045 158TH AV SE
8	345975	0080	11/10/03	\$490,600	2540	0	9	1989	3	11016	Y	N	15531 SE 43RD PL
8	260014	0130	10/21/04	\$568,000	2540	0	9	1991	3	9560	N	N	6355 141ST AV SE
8	162405	9342	8/28/03	\$594,800	2540	890	9	2003	3	12967	N	N	4701 130TH AV SE
8	896540	0010	9/15/04	\$640,000	2550	0	9	1990	3	13458	N	N	4967 165TH PL SE
8	259221	0310	9/1/05	\$630,000	2550	0	9	1986	4	15243	N	N	14944 SE 60TH ST
8	896550	0220	6/19/03	\$519,000	2560	0	9	1983	3	9983	N	N	16914 SE 47TH ST
8	896545	0090	9/16/03	\$549,950	2560	0	9	1993	3	9936	N	N	16450 SE 48TH PL
8	780546	0790	6/7/04	\$645,000	2570	840	9	1987	3	20089	N	N	4633 172ND AV SE
8	259752	0440	3/16/05	\$560,000	2580	0	9	1989	3	10025	N	N	6570 150TH PL SE
8	177760	0460	7/8/04	\$544,000	2580	0	9	2004	3	9542	N	N	4220 160TH AV SE
8	260013	0420	8/18/04	\$566,000	2580	0	9	1987	3	9900	N	N	6372 138TH PL SE
8	162405	9343	4/17/03	\$459,800	2580	0	9	2002	3	19789	N	N	4705 130TH AV SE
8	162405	9344	2/27/03	\$470,523	2580	0	9	2002	3	11103	N	N	4709 130TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	162405	9345	1/14/03	\$459,800	2580	0	9	2002	3	10615	N	N	4711 130TH AV SE
8	162405	9339	3/25/04	\$560,000	2580	0	9	2000	3	9495	N	N	4632 130TH AV SE
8	221170	0155	4/28/03	\$600,000	2600	350	9	1984	4	17118	N	N	4440 167TH AV SE
8	896540	0190	12/13/05	\$680,000	2600	0	9	1989	3	11316	N	N	16678 SE 50TH PL
8	785600	0060	7/25/05	\$707,000	2610	0	9	1967	4	11000	Y	N	4506 141ST PL SE
8	780546	0730	8/24/04	\$603,000	2620	0	9	1987	3	12122	N	N	17206 SE 46TH ST
8	260014	0160	8/3/05	\$710,000	2620	0	9	1989	3	10800	N	N	13920 SE 64TH ST
8	259221	0110	8/13/03	\$580,000	2630	1230	9	1984	3	8222	N	N	14905 SE 61ST CT
8	413960	0020	8/27/04	\$573,000	2630	0	9	1992	3	12781	N	N	15846 SE 62ND ST
8	183698	0200	8/14/03	\$439,500	2640	0	9	1999	3	6179	N	N	16109 SE 45TH CT
8	259751	0050	6/11/04	\$483,000	2640	0	9	1988	3	11834	N	N	14610 SE 66TH ST
8	259753	1200	5/6/03	\$478,000	2640	0	9	1995	3	9380	N	N	15406 SE 66TH PL
8	808103	0360	7/31/03	\$520,000	2640	0	9	1989	3	12390	N	N	6215 155TH PL SE
8	260014	0420	3/28/05	\$616,000	2670	0	9	1989	3	9298	N	N	6240 141ST AV SE
8	259221	0520	10/12/05	\$735,000	2670	1220	9	1983	4	12366	N	N	5740 149TH AV SE
8	260001	0620	2/25/05	\$742,000	2670	1230	9	1979	4	19450	Y	N	4809 SOMERSET DR SE
8	322451	0250	10/14/03	\$480,000	2680	0	9	1982	4	12015	Y	N	4733 155TH PL SE
8	260002	0010	11/16/04	\$709,000	2680	0	9	1981	4	8600	Y	N	13505 SE 50TH PL
8	414093	0130	10/22/04	\$620,000	2680	0	9	2001	3	6232	N	N	4479 163RD PL SE
8	259752	0180	9/1/05	\$729,000	2700	0	9	1989	3	15027	N	N	6590 152ND AV SE
8	259221	0300	9/16/03	\$498,000	2710	0	9	1984	3	12177	N	N	14948 SE 60TH ST
8	183698	0130	3/6/03	\$470,000	2710	0	9	1999	3	6382	N	N	16148 SE 45TH CT
8	183698	0160	11/10/04	\$565,000	2710	0	9	1999	3	4499	N	N	16124 SE 45TH CT
8	259220	1340	8/24/04	\$532,500	2710	0	9	1980	4	11823	N	N	5929 146TH PL SE
8	932360	0480	9/7/04	\$767,000	2710	1300	9	1979	5	9061	Y	N	5555 HIGHLAND DR
8	259751	0370	9/8/05	\$640,000	2730	0	9	1989	3	9000	N	N	14742 SE 65TH ST
8	259753	1030	6/22/05	\$655,000	2730	0	9	1991	3	10753	Y	N	15434 SE 67TH PL
8	183698	0090	7/21/03	\$443,000	2738	0	9	2000	3	4500	N	N	16113 SE 45TH ST
8	259751	0200	9/20/05	\$639,950	2750	0	9	1989	3	9559	N	N	14704 SE 66TH ST
8	414093	0140	12/20/04	\$625,000	2750	0	9	2001	3	7059	N	N	4485 163RD PL SE
8	414093	0060	3/22/04	\$655,000	2750	0	9	2001	3	13196	Y	N	4456 163RD PL SE
8	414093	0060	4/24/03	\$630,000	2750	0	9	2001	3	13196	Y	N	4456 163RD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	259753	1210	12/27/04	\$599,000	2760	0	9	1993	3	9958	N	N	15404 SE 66TH PL
8	259753	0480	10/1/04	\$580,000	2770	0	9	1994	3	11866	N	N	6652 156TH AV SE
8	162405	9109	4/29/04	\$569,000	2770	0	9	2003	3	11400	N	N	4436 FACTORIA BL SE
8	162405	9240	3/5/04	\$558,777	2770	0	9	2003	3	13000	N	N	4428 FACTORIA BL SE
8	780546	0250	11/12/04	\$627,000	2780	0	9	1987	3	10833	N	N	4662 172ND PL SE
8	260014	0490	5/9/03	\$512,000	2780	0	9	1989	3	9019	N	N	6321 139TH PL SE
8	259753	0540	9/24/03	\$559,000	2780	910	9	1994	3	11262	N	N	6518 156TH AV SE
8	260013	0040	9/27/04	\$595,000	2790	0	9	1987	4	11397	N	N	6184 139TH PL SE
8	414093	0080	1/29/03	\$552,000	2790	0	9	2001	3	11506	Y	N	4451 163RD PL SE
8	259751	0110	12/3/03	\$473,048	2800	0	9	1988	3	9143	N	N	14711 SE 66TH ST
8	750270	0020	8/20/03	\$545,000	2800	0	9	1998	3	9211	N	N	15025 SE 54TH PL
8	259751	0460	8/17/05	\$590,000	2810	0	9	1989	3	10512	N	N	6502 148TH AV SE
8	183698	0110	7/11/05	\$612,500	2817	0	9	2000	3	4988	N	N	16125 SE 45TH ST
8	183698	0110	7/7/04	\$550,000	2817	0	9	2000	3	4988	N	N	16125 SE 45TH ST
8	750270	0180	5/20/03	\$545,000	2820	0	9	1999	3	9235	N	N	15110 SE 54TH PL
8	413966	0160	6/17/05	\$849,000	2820	1240	9	1997	3	14486	N	N	5674 159TH PL SE
8	259751	0140	8/26/03	\$436,457	2830	0	9	1988	3	16206	N	N	14735 SE 66TH ST
8	259221	0280	11/11/03	\$489,961	2840	0	9	1984	3	17747	N	N	14955 SE 60TH ST
8	259752	0530	9/14/05	\$660,000	2840	0	9	1989	3	13142	N	N	14842 SE 66TH ST
8	259752	0530	11/12/03	\$490,000	2840	0	9	1989	3	13142	N	N	14842 SE 66TH ST
8	260001	0605	6/17/03	\$538,180	2840	560	9	2003	3	10005	N	N	13208 SE 49TH ST
8	259752	0200	7/14/05	\$630,000	2870	0	9	1989	3	11078	N	N	6566 152ND AV SE
8	214131	0190	1/12/05	\$575,000	2880	0	9	1977	4	14693	Y	N	5103 155TH PL SE
8	260013	0460	11/22/05	\$700,000	2880	0	9	1987	4	11233	N	N	6330 138TH PL SE
8	259752	0720	9/21/04	\$540,000	2900	0	9	1989	3	9525	N	N	6522 152ND AV SE
8	345941	0300	3/25/03	\$401,000	2910	0	9	1976	3	12358	N	N	4438 156TH PL SE
8	259753	0450	6/11/03	\$519,500	2910	0	9	1994	3	9532	N	N	6674 156TH AV SE
8	183698	0260	9/10/04	\$520,000	2920	0	9	1999	3	4886	N	N	16145 SE 45TH CT
8	183698	0150	6/16/03	\$435,000	2920	0	9	1999	3	4500	N	N	16130 SE 45TH CT
8	896540	0460	3/24/05	\$635,750	2920	0	9	1989	3	10000	N	N	16580 SE 49TH ST
8	345941	0040	8/18/03	\$427,950	2930	0	9	1973	4	10394	N	N	4417 155TH AV SE
8	368590	0080	12/2/04	\$500,000	2940	600	9	1978	3	16700	N	N	4426 167TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	259751	0230	1/28/03	\$465,000	2940	0	9	1989	3	16521	N	N	6525 148TH AV SE
8	259745	0720	4/4/03	\$690,600	2940	1130	9	1989	3	17055	Y	N	5607 145TH AV SE
8	183698	0070	2/21/05	\$579,950	2947	0	9	2000	3	5431	N	N	16101 SE 45TH ST
8	322450	0090	7/14/03	\$510,000	2960	880	9	1988	3	16542	N	N	4757 153RD AV SE
8	183698	0120	8/24/04	\$558,000	2965	0	9	2000	3	4606	N	N	16131 SE 45TH ST
8	183698	0120	10/20/03	\$550,000	2965	0	9	2000	3	4606	N	N	16131 SE 45TH ST
8	259753	0650	9/22/05	\$698,000	2970	0	9	1994	3	9600	N	N	6629 156TH AV SE
8	259221	0080	3/16/04	\$503,000	2970	0	9	1988	4	9633	N	N	6120 149TH AV SE
8	259751	0150	8/17/05	\$663,450	3000	0	9	1988	3	14168	N	N	14743 SE 66TH ST
8	259221	0610	6/22/04	\$560,000	3000	0	9	1985	3	18509	N	N	5725 149TH AV SE
8	896545	0220	4/17/03	\$524,888	3010	0	9	1993	3	7942	N	N	16550 SE 48TH PL
8	780546	0620	6/22/05	\$811,000	3010	0	9	1987	3	8981	Y	N	17522 SE 46TH ST
8	259752	0290	2/23/04	\$518,950	3030	0	9	1988	3	9282	N	N	6598 151ST PL SE
8	259752	0130	5/7/04	\$565,000	3040	0	9	1989	3	17130	N	N	15137 SE 66TH ST
8	162405	9074	1/7/03	\$512,800	3050	0	9	2002	3	6673	N	N	4719 130TH AV SE
8	414093	0030	8/11/05	\$685,000	3060	0	9	2001	3	7003	N	N	4480 163RD PL SE
8	414093	0120	2/9/05	\$600,000	3060	0	9	2001	3	7232	N	N	4473 163RD PL SE
8	780546	0300	5/3/05	\$675,000	3070	0	9	1987	3	13390	N	N	4652 172ND AV SE
8	260013	0100	8/31/04	\$587,500	3070	0	9	1987	3	10844	N	N	6112 139TH PL SE
8	259751	0030	7/28/05	\$679,950	3100	0	9	1988	3	10739	N	N	14626 SE 66TH ST
8	942950	0187	6/17/04	\$575,000	3100	0	9	2002	3	6644	N	N	16721 SE NEWPORT WY
8	259752	0010	5/3/04	\$549,000	3130	0	9	1989	3	10504	N	N	14827 SE 66TH ST
8	896540	0090	6/22/04	\$625,000	3130	0	9	1989	3	15830	N	N	5063 165TH PL SE
8	183698	0190	7/28/03	\$440,000	3135	0	9	1999	3	4599	N	N	16105 SE 45TH CT
8	259752	0330	8/3/04	\$520,000	3150	0	9	1989	3	11548	N	N	6590 151ST PL SE
8	259752	0480	7/9/04	\$545,000	3150	0	9	1989	3	10278	N	N	6577 150TH PL SE
8	259753	0380	8/20/03	\$558,000	3150	0	9	1993	3	10693	N	N	6712 156TH AV SE
8	607050	0005	4/7/03	\$542,500	3150	0	9	2003	3	19300	N	N	16155 SE 43RD ST
8	259753	0340	7/27/05	\$593,000	3160	0	9	1992	3	12300	N	N	15461 SE 67TH ST
8	259751	0260	4/14/05	\$626,000	3200	0	9	1989	3	11002	N	N	14819 SE 66TH ST
8	259753	0670	7/21/03	\$519,000	3210	0	9	1991	3	9000	N	N	6645 156TH AV SE
8	750270	0150	9/17/03	\$580,000	3210	390	9	1999	3	9701	N	N	15152 SE 54TH PL

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8	162405	9157	7/13/05	\$712,900	3230	0	9	2005	3	19450	N	N	4488 FACTORIA BL SE
8	162405	9352	3/18/05	\$716,117	3240	0	9	2005	3	7846	N	N	4375 129TH PL SE
8	162405	9353	6/22/05	\$695,000	3240	0	9	2005	3	7746	N	N	4363 129TH PL SE
8	183698	0040	7/1/03	\$473,000	3360	0	9	1999	3	6314	N	N	4512 162ND WY SE
8	785662	0860	5/20/05	\$610,000	3390	0	9	1978	4	10700	N	N	4671 HIGHLAND DR
8	414093	0090	6/7/05	\$716,000	3400	0	9	2002	3	10784	N	N	4455 163RD PL SE
8	414093	0090	4/10/03	\$548,990	3400	0	9	2002	3	10784	N	N	4455 163RD PL SE
8	896541	0100	8/13/03	\$661,500	3406	0	9	1995	3	14357	N	N	16427 SE 48TH CT
8	259220	1630	1/16/03	\$648,000	3410	390	9	1981	5	18646	N	N	5709 143RD PL SE
8	162405	9341	2/7/03	\$537,800	3460	0	9	2002	3	7755	N	N	4721 130TH AV SE
8	232405	9075	8/23/04	\$635,000	3480	0	9	1992	3	18152	N	N	5111 165TH PL SE
8	896545	0040	5/19/05	\$715,000	3490	0	9	1994	3	9539	N	N	4733 165TH AV SE
8	259753	0580	6/13/03	\$555,000	3520	0	9	1992	3	10994	N	N	15542 SE 66TH PL
8	132405	9085	10/18/05	\$888,000	3530	1040	9	1994	3	17424	Y	N	16730 SE 44TH ST
8	162405	9351	6/7/05	\$648,000	3600	0	9	2005	3	10617	N	N	4387 129TH PL SE
8	896541	0050	8/24/04	\$727,000	3610	0	9	1997	3	9900	N	N	16470 SE 48TH CT
8	785540	0270	8/28/03	\$673,000	3660	0	9	1964	4	11100	Y	N	4474 139TH AV SE
8	259221	0820	5/21/04	\$620,000	3660	0	9	1985	4	22614	N	N	5840 146TH PL SE
8	259753	0120	1/17/03	\$537,000	3750	0	9	1991	3	15012	N	N	6518 153RD PL SE
8	162405	9149	3/23/04	\$899,000	5580	0	9	1988	4	20908	Y	N	4552 130TH PL SE
8	259745	0230	8/22/03	\$635,000	1370	830	10	1983	5	13679	Y	N	5610 145TH AV SE
8	259745	0690	9/3/04	\$669,500	1640	1700	10	1983	4	15006	Y	N	14425 SE 56TH ST
8	808102	0380	8/8/03	\$750,000	1760	1590	10	1995	3	11688	Y	N	15477 SE 58TH ST
8	260002	0410	5/10/04	\$665,000	1770	1560	10	1981	4	10850	Y	N	4907 136TH PL SE
8	259745	0080	9/29/04	\$595,000	1800	1080	10	1983	3	12847	N	N	5817 145TH PL SE
8	785666	0160	6/30/05	\$969,950	1810	2050	10	1978	5	14086	Y	N	13922 SE 44TH ST
8	780545	0220	9/21/05	\$910,000	1900	1270	10	1988	3	11923	Y	N	4666 177TH AV SE
8	785666	0110	10/6/03	\$660,000	1970	1350	10	1977	3	13874	Y	N	14028 SE 44TH ST
8	259746	0130	11/5/03	\$691,950	2020	2000	10	1985	4	9450	Y	N	14755 SE 56TH ST
8	785641	0300	8/13/03	\$672,500	2050	1700	10	1972	4	14500	Y	N	4735 134TH PL SE
8	785650	0210	4/20/04	\$725,000	2090	700	10	1977	4	15673	Y	N	13916 SE 47TH ST
8	785540	0140	7/25/05	\$1,013,000	2110	1790	10	1988	4	9000	Y	N	13810 SOMERSET LN

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8	780545	0270	2/19/04	\$790,000	2150	1720	10	1983	3	12915	Y	N	4636 177TH AV SE
8	345960	0450	8/31/05	\$595,000	2160	580	10	1978	3	16900	Y	N	4767 146TH PL SE
8	132405	9111	12/7/05	\$675,000	2160	610	10	1979	3	20037	Y	N	17114 SE 43RD ST
8	132405	9111	10/7/03	\$470,000	2160	610	10	1979	3	20037	Y	N	17114 SE 43RD ST
8	185475	0050	7/25/03	\$660,000	2170	2170	10	1999	3	8307	Y	N	4524 160TH AV SE
8	259746	0010	9/23/05	\$620,000	2180	1590	10	1985	3	10585	N	N	14535 SE 56TH ST
8	808103	0220	2/24/05	\$834,950	2180	1420	10	1988	3	13193	Y	N	5840 155TH AV SE
8	785655	0210	4/26/05	\$930,000	2190	950	10	1981	5	8700	Y	N	4819 140TH PL SE
8	808103	0280	8/11/05	\$996,000	2190	1760	10	1995	3	13608	Y	N	5740 155TH AV SE
8	896550	0670	9/20/05	\$805,000	2250	950	10	1987	3	15978	Y	N	4433 173RD AV SE
8	260001	0020	3/22/05	\$591,000	2260	360	10	1982	3	10700	N	N	13301 SE 51ST ST
8	615495	0100	2/4/05	\$574,950	2270	0	10	1985	3	7852	N	N	15622 SE 45TH PL
8	413940	0460	6/14/04	\$581,000	2270	0	10	1992	3	9694	N	N	4767 172ND CT SE
8	808103	0010	11/17/04	\$610,000	2300	0	10	1989	3	13447	N	N	6290 155TH PL SE
8	413940	0820	11/16/04	\$610,000	2320	0	10	1991	3	12318	N	N	4799 171ST AV SE
8	413940	0710	4/12/05	\$645,820	2380	0	10	1991	3	9614	N	N	16810 SE 47TH WY
8	615495	0010	9/1/05	\$608,000	2400	0	10	1985	3	10836	N	N	15626 SE 45TH ST
8	413940	0790	7/19/05	\$735,000	2400	0	10	1991	3	9373	N	N	4775 171ST AV SE
8	785655	0180	8/11/04	\$620,000	2460	0	10	1979	4	9300	N	N	4801 140TH PL SE
8	615495	0050	3/5/03	\$453,770	2470	0	10	1985	4	9467	N	N	4453 156TH PL SE
8	162405	9092	8/18/05	\$837,000	2470	590	10	1999	3	10018	Y	N	4634 130TH AV SE
8	260002	0050	9/22/04	\$730,000	2470	1100	10	1984	4	10050	Y	N	13523 SE 50TH PL
8	413940	0700	7/19/05	\$762,500	2480	0	10	1992	3	7130	N	N	16822 SE 47TH WY
8	750450	0080	8/23/04	\$905,000	2480	1640	10	2000	3	11050	Y	N	17232 SE 43RD ST
8	259745	0410	7/29/04	\$796,709	2490	1130	10	1984	4	14715	Y	N	5310 143RD AV SE
8	808103	0210	6/14/05	\$887,500	2490	1760	10	1988	3	10130	Y	N	5852 155TH AV SE
8	322451	0160	6/6/03	\$608,000	2500	1250	10	1982	4	16894	Y	N	4708 155TH PL SE
8	413940	0520	11/3/05	\$723,000	2520	0	10	1991	3	11065	N	N	4736 171ST AV SE
8	785650	0070	1/3/03	\$470,000	2530	0	10	1977	3	11440	Y	N	13939 SE 47TH ST
8	037830	0050	4/30/04	\$667,000	2540	660	10	1999	3	12197	N	N	4410 160TH AV SE
8	780545	0320	6/24/05	\$945,000	2540	760	10	1984	3	17295	Y	N	17528 SE 47TH ST
8	259752	0100	11/22/05	\$610,000	2550	0	10	1989	3	9820	N	N	15051 SE 66TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	413960	0050	4/29/03	\$483,000	2560	0	10	1995	3	14858	N	N	6124 158TH AV SE
8	413940	0530	10/9/03	\$561,500	2570	0	10	1991	3	8582	N	N	4728 171ST AV SE
8	780545	0730	7/26/04	\$599,950	2570	0	10	1983	4	14878	Y	N	4678 174TH CT SE
8	413940	0930	7/14/04	\$550,000	2580	0	10	1992	3	8852	N	N	17124 SE 48TH CT
8	413940	0280	6/28/04	\$540,000	2590	0	10	1992	3	8444	N	N	17121 SE 47TH PL
8	932361	0540	6/7/04	\$695,000	2610	1210	10	1984	3	12635	Y	N	13613 SE 54TH PL
8	162405	9348	10/26/04	\$819,000	2644	2020	10	2003	3	11256	Y	N	4314 130TH PL SE
8	259753	1140	2/23/05	\$765,000	2660	1120	10	1993	3	12632	Y	N	15409 SE 66TH PL
8	785580	0160	10/19/04	\$730,000	2710	1000	10	1985	3	8735	Y	N	13325 SE 43RD PL
8	413940	0680	4/9/03	\$555,000	2730	0	10	1993	3	6604	N	N	16846 SE 47TH WY
8	259753	0810	12/23/03	\$495,000	2740	0	10	1991	3	10758	N	N	6711 156TH AV SE
8	896550	0550	10/25/05	\$776,500	2750	0	10	1984	3	10579	N	N	4524 173RD AV SE
8	896550	0550	6/18/04	\$647,000	2750	0	10	1984	3	10579	N	N	4524 173RD AV SE
8	259753	0940	11/22/04	\$718,000	2770	1670	10	1991	3	10182	N	N	15421 SE 67TH PL
8	259753	0700	4/9/03	\$491,000	2780	0	10	1991	3	10271	N	N	15568 SE 67TH PL
8	780545	0860	7/21/04	\$640,000	2790	0	10	1984	3	10135	N	N	4685 174TH AV SE
8	259752	0430	1/28/03	\$500,000	2800	0	10	1989	3	12353	N	N	6572 150TH PL SE
8	808103	0370	8/24/05	\$734,500	2810	0	10	1990	3	11236	N	N	6237 155TH PL SE
8	808103	0370	5/21/04	\$630,000	2810	0	10	1990	3	11236	N	N	6237 155TH PL SE
8	896550	0890	1/1/03	\$570,000	2810	0	10	1984	3	9924	Y	N	4461 170TH AV SE
8	808950	0110	8/31/03	\$775,000	2820	1220	10	1995	3	12900	N	N	6509 153RD AV SE
8	750270	0130	3/4/03	\$620,000	2830	310	10	2000	3	10114	N	N	15182 SE 54TH PL
8	896550	0380	12/5/03	\$480,000	2860	0	10	1983	3	10676	N	N	4518 169TH AV SE
8	896540	0210	10/1/04	\$635,000	2880	0	10	1989	3	9750	N	N	16614 SE 50TH PL
8	896540	0320	5/19/04	\$580,000	2890	0	10	1989	3	10750	N	N	16731 SE 49TH ST
8	785664	0320	10/25/04	\$575,000	2900	0	10	1986	3	13389	N	N	13815 SE 42ND ST
8	413940	0800	5/20/04	\$632,500	2900	0	10	1992	3	7861	N	N	4783 171ST AV SE
8	259752	0740	1/5/04	\$517,000	2910	0	10	1989	3	11854	N	N	6534 152ND AV SE
8	259753	0630	10/28/05	\$764,500	2910	0	10	1992	3	9015	N	N	15541 SE 66TH PL
8	037830	0010	10/12/04	\$800,000	2910	1580	10	2000	3	8202	N	N	4448 160TH AV SE
8	808103	0340	7/12/05	\$815,000	2920	0	10	1989	3	10866	N	N	6125 155TH PL SE
8	780546	0640	3/19/03	\$565,000	2920	0	10	1987	3	10178	Y	N	17512 SE 46TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	808102	0080	7/18/03	\$638,000	2930	0	10	1989	3	8955	N	N	15248 SE 58TH ST
8	259753	0800	6/23/04	\$579,000	2940	0	10	1991	3	11041	N	N	6707 156TH AV SE
8	259753	0310	9/17/03	\$569,900	2950	0	10	1992	3	13498	N	N	15455 SE 67TH ST
8	808102	0400	7/7/05	\$855,000	2950	0	10	1995	3	9802	N	N	5843 155TH AV SE
8	132405	9156	11/30/04	\$649,000	2950	850	10	2002	3	23740	N	N	16433 SE 43RD ST
8	132405	9156	7/24/03	\$590,500	2950	850	10	2002	3	23740	N	N	16433 SE 43RD ST
8	808100	0260	6/8/04	\$815,000	2950	1480	10	1987	3	11458	Y	N	15410 SE 54TH CT
8	808951	0230	6/8/04	\$826,000	2960	1170	10	1998	3	11763	N	N	6540 156TH AV SE
8	259746	0100	7/9/04	\$616,000	2980	0	10	1986	3	9450	Y	N	14725 SE 56TH ST
8	413940	0230	1/27/05	\$687,000	2980	0	10	1992	3	6515	N	N	17047 SE 47TH PL
8	413940	0740	6/24/05	\$845,000	3010	0	10	1991	3	11015	N	N	16893 SE 47TH WY
8	037830	0030	10/31/05	\$885,000	3040	1610	10	1999	3	9681	N	N	4430 160TH AV SE
8	896550	0530	3/27/03	\$632,750	3050	1000	10	1987	3	11565	N	N	4525 173RD AV SE
8	259752	0780	4/7/03	\$521,000	3070	0	10	1988	3	9424	N	N	6510 151ST PL SE
8	259753	0990	5/3/04	\$805,000	3076	956	10	2001	3	10278	Y	N	15431 SE 67TH PL
8	259753	0960	5/15/03	\$595,000	3080	1030	10	1991	4	9547	N	N	15425 SE 67TH PL
8	750450	0060	2/23/04	\$725,000	3080	940	10	2000	3	15100	Y	N	17241 SE 42ND PL
8	808951	0240	6/30/04	\$815,000	3080	1100	10	1998	3	11019	N	N	6542 156TH AV SE
8	259753	0090	2/17/05	\$615,000	3090	0	10	1991	3	10092	N	N	6714 153RD PL SE
8	259753	0590	5/11/04	\$649,950	3090	0	10	1992	3	11173	N	N	15540 SE 66TH PL
8	259753	0780	7/21/05	\$689,000	3090	0	10	1991	3	9849	Y	N	15567 SE 67TH PL
8	896540	0480	7/26/05	\$750,000	3090	0	10	1990	3	11370	N	N	16548 SE 49TH ST
8	780545	0370	1/7/03	\$640,000	3090	0	10	1984	3	13172	Y	N	17611 SE 46TH PL
8	413960	0280	5/16/05	\$780,000	3100	0	10	1993	3	15469	N	N	6125 158TH AV SE
8	413940	0080	12/17/03	\$638,000	3110	0	10	1992	3	11787	N	N	17034 SE 47TH CT
8	808950	0080	7/3/03	\$612,000	3110	0	10	1996	3	12487	N	N	6514 153RD AV SE
8	808951	0190	10/27/04	\$828,000	3110	1300	10	1998	3	12253	N	N	6534 156TH AV SE
8	934640	0010	1/20/03	\$622,950	3112	0	10	2000	3	6531	N	N	16047 SE 45TH PL
8	934640	0030	9/17/03	\$622,950	3112	0	10	2000	3	6865	N	N	16095 SE 45TH PL
8	259745	0270	3/3/05	\$912,000	3120	1430	10	1984	3	15065	Y	N	5540 143RD AV SE
8	259753	0910	4/14/03	\$510,000	3130	0	10	1992	3	9465	N	N	15442 SE 67TH ST
8	413940	0480	7/24/03	\$630,000	3130	0	10	1991	3	9612	N	N	17136 SE 147TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	259753	1100	1/17/03	\$565,000	3150	0	10	1992	3	10141	N	N	6608 154TH PL SE
8	896540	0140	12/17/04	\$666,000	3150	0	10	1989	3	10980	N	N	5016 165TH PL SE
8	242405	9139	6/23/03	\$630,000	3150	720	10	1991	3	33980	N	N	4856 167TH AV SE
8	808951	0140	1/27/03	\$750,000	3150	0	10	1996	3	13788	N	N	6584 156TH AV SE
8	896552	0030	9/23/05	\$776,000	3170	0	10	1984	3	10314	Y	N	4515 177TH AV SE
8	259221	0790	6/1/04	\$631,000	3200	340	10	1984	3	15992	N	N	5835 149TH AV SE
8	259753	1160	10/3/03	\$655,000	3220	0	10	1997	3	13504	N	N	15414 SE 66TH PL
8	808951	0180	8/12/04	\$780,000	3230	0	10	1996	3	9885	N	N	6546 156TH AV SE
8	780545	0820	1/15/03	\$561,900	3240	0	10	1983	3	10857	N	N	4672 174TH AV SE
8	932361	0300	6/2/04	\$725,000	3250	0	10	1979	4	11480	Y	N	13815 SE 52ND PL
8	413966	0350	8/28/03	\$639,000	3270	0	10	1995	3	18017	N	N	15898 SE 58TH ST
8	896540	0310	6/30/05	\$750,000	3280	0	10	1989	3	13380	N	N	16719 SE 49TH ST
8	413960	0230	7/8/05	\$765,000	3310	0	10	1994	3	14899	N	N	15635 SE 62ND PL
8	345975	0060	8/18/03	\$601,500	3340	480	10	1989	3	7291	Y	N	4335 155TH PL SE
8	808104	0110	11/3/03	\$645,000	3340	0	10	1996	3	15015	Y	N	6071 155TH AV SE
8	345960	0490	6/7/04	\$760,000	3360	1700	10	1978	5	12100	Y	N	4754 146TH PL SE
8	808100	0080	7/19/04	\$825,000	3380	0	10	1987	3	9759	Y	N	15503 SE 55TH PL
8	896540	0230	10/20/03	\$675,000	3400	0	10	1988	3	13740	N	N	16538 SE 50TH PL
8	896551	0080	6/23/05	\$829,000	3400	0	10	1987	3	10027	Y	N	4526 174TH AV SE
8	928600	0230	3/1/05	\$805,950	3400	0	10	1999	3	12150	N	N	5610 153RD AV SE
8	896540	0360	1/7/05	\$635,000	3420	0	10	1989	3	11233	N	N	16789 SE 49TH ST
8	259220	0200	8/10/04	\$799,000	3470	1400	10	1981	5	13663	N	N	6140 145TH PL SE
8	260002	0260	4/22/03	\$835,000	3470	1570	10	1984	5	14200	N	N	5019 139TH PL SE
8	037830	0040	6/10/03	\$726,000	3500	0	10	1999	3	12246	N	N	4422 160TH AV SE
8	780545	0410	6/4/03	\$795,000	3540	0	10	1987	3	12842	Y	N	4642 176TH AV SE
8	896550	0490	5/12/03	\$575,000	3540	0	10	1986	3	10649	N	N	17207 SE 45TH ST
8	928600	0220	10/26/05	\$812,000	3540	0	10	1999	3	16416	N	N	5622 153RD AV SE
8	928600	0220	12/11/03	\$699,950	3540	0	10	1999	3	16416	N	N	5622 153RD AV SE
8	413966	0400	9/20/04	\$729,000	3610	0	10	1997	3	13041	N	N	15794 SE 58TH PL
8	413966	0090	11/1/04	\$800,000	3630	0	10	1995	3	13227	Y	N	15803 SE 58TH ST
8	413966	0320	5/11/04	\$730,000	3630	0	10	1995	3	17566	Y	N	15853 SE 56TH PL
8	808100	0270	4/28/04	\$735,000	3630	0	10	1987	3	12435	Y	N	15406 SE 54TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	413966	0460	3/28/05	\$800,000	3670	0	10	1996	3	14651	N	N	5803 158TH AV SE
8	780545	0870	6/30/05	\$775,000	3680	0	10	1986	3	11648	N	N	4689 174TH AV SE
8	770145	0140	12/16/04	\$1,010,000	3706	1380	10	1998	3	19034	Y	N	15840 SE 45TH ST
8	770145	0120	5/11/04	\$803,000	3715	0	10	1997	3	9584	Y	N	15823 SE 45TH ST
8	896540	0380	6/24/03	\$569,000	3730	0	10	1990	3	11720	N	N	16770 SE 49TH ST
8	413966	0080	2/20/04	\$830,000	3760	1410	10	1996	3	12799	N	N	5800 158TH AV SE
8	260001	0140	4/23/03	\$680,000	3770	1600	10	1980	3	12099	Y	N	4812 134TH PL SE
8	185475	0130	6/20/03	\$700,000	3820	0	10	2001	3	15963	Y	N	4567 160TH AV SE
8	413966	0440	5/13/04	\$855,000	3840	1160	10	1996	3	17909	N	N	15747 SE 58TH PL
8	413966	0420	8/6/03	\$800,000	3850	0	10	1997	3	32335	Y	N	15722 SE 58TH PL
8	413966	0360	3/11/05	\$825,000	3960	0	10	1996	3	18559	N	N	15864 SE 58TH ST
8	808103	0240	12/14/04	\$910,000	4080	2260	10	1989	3	20260	Y	N	5820 155TH AV SE
8	808104	0200	6/23/04	\$1,120,000	4150	0	10	2002	3	11886	N	N	6045 155TH PL SE
8	928600	0200	10/11/04	\$950,000	4180	890	10	2002	3	17997	Y	N	5670 152ND AV SE
8	785640	0450	9/6/05	\$920,000	1560	1150	11	1976	4	13091	Y	N	4651 138TH AV SE
8	785650	0230	11/15/05	\$1,195,000	1910	1350	11	1979	4	15650	Y	N	13906 SE 47TH ST
8	896551	0130	1/8/03	\$712,500	1950	1040	11	1984	3	12321	Y	N	17509 SE 45TH ST
8	808101	0420	11/2/04	\$778,000	1950	910	11	1986	3	9734	Y	N	5425 156TH AV SE
8	808101	0420	9/24/03	\$720,000	1950	910	11	1986	3	9734	Y	N	5425 156TH AV SE
8	259745	0650	2/24/03	\$730,000	2020	2020	11	1985	4	8009	Y	N	5419 143RD AV SE
8	259745	0480	3/7/05	\$840,000	2040	1300	11	1986	3	15752	Y	N	5413 142ND AV SE
8	808104	0090	9/7/05	\$970,000	2040	1230	11	1997	3	19350	Y	N	15465 SE 60TH PL
8	808101	0270	2/24/04	\$880,000	2120	1000	11	1987	3	21055	Y	N	15524 SE 53RD PL
8	808101	0020	2/3/05	\$968,000	2370	1400	11	1987	3	20251	Y	N	5448 156TH AV SE
8	896552	0330	7/6/05	\$1,305,000	2370	1440	11	1985	4	15529	Y	N	4600 177TH AV SE
8	808104	0010	5/5/04	\$952,800	2430	1930	11	1997	3	12546	Y	N	5923 155TH AVE SE
8	259745	0660	11/1/03	\$905,000	2440	2400	11	1981	3	9528	Y	N	5427 143RD AV SE
8	808101	0060	3/21/05	\$1,012,000	2460	1400	11	1986	4	21910	Y	N	5416 156TH AV SE
8	808102	0360	1/19/05	\$900,000	2520	1680	11	1990	3	11531	Y	N	15423 SE 58TH ST
8	808102	0310	5/16/05	\$1,100,000	2530	1380	11	1988	3	10031	Y	N	15303 SE 58TH ST
8	037830	0020	11/22/04	\$720,000	2540	1460	11	1999	3	8180	N	N	4438 160TH AV SE
8	185475	0060	6/10/04	\$788,000	2560	1770	11	2000	3	8321	Y	N	4518 160TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	808102	0320	8/1/05	\$1,135,000	2630	1560	11	1989	3	11400	Y	N	15289 SE 58TH ST
8	808100	0350	9/19/03	\$1,225,000	2680	1650	11	1987	3	17563	Y	N	15352 SE 53RD ST
8	808950	0230	6/19/05	\$885,000	2700	1520	11	1995	3	12881	N	N	6597 153RD AV SE
8	808103	0200	7/15/03	\$1,075,000	2700	2010	11	2002	3	10252	N	N	5876 155TH AV SE
8	185475	0020	2/25/04	\$650,000	2740	0	11	1999	3	7837	Y	N	4548 160TH AV SE
8	808100	0470	3/6/03	\$859,000	2750	2750	11	1988	3	15499	Y	N	5335 154TH AV SE
8	808103	0350	3/3/05	\$838,800	2880	0	11	1989	3	11914	N	N	6177 155TH PL SE
8	808100	0190	12/2/03	\$775,000	2920	1240	11	1990	3	9840	Y	N	5438 154TH AV SE
8	260002	0470	6/13/05	\$1,010,000	3000	1640	11	1981	4	13300	Y	N	5009 136TH PL SE
8	896552	0170	6/2/04	\$870,000	3020	1000	11	1985	3	19149	Y	N	17659 SE 45TH PL
8	808104	0180	5/11/04	\$710,000	3050	0	11	1997	3	20494	Y	N	6289 155TH AVE SE
8	412850	0490	5/24/05	\$815,000	3160	1220	11	1998	3	8450	N	N	4936 163RD PL SE
8	413966	0210	12/7/04	\$885,000	3160	860	11	1999	3	36804	N	N	5484 159TH PL SE
8	413966	0210	2/6/04	\$849,950	3160	860	11	1999	3	36804	N	N	5484 159TH PL SE
8	412850	0250	3/22/05	\$750,000	3170	0	11	2000	3	9310	N	N	4983 160TH CT SE
8	412850	0470	4/20/05	\$815,000	3210	300	11	1998	3	9052	N	N	4981 163RD PL SE
8	808951	0090	8/3/04	\$939,900	3240	1500	11	1999	3	10967	Y	N	6532 155TH AV SE
8	928600	0180	3/3/05	\$1,000,000	3320	870	11	2000	3	13835	N	N	5791 153RD AV SE
8	896550	0870	12/13/04	\$870,000	3350	0	11	1983	3	9625	Y	N	4437 170TH AV SE
8	808104	0170	7/7/05	\$889,000	3370	0	11	1997	3	20263	Y	N	6245 155TH AVE SE
8	770145	0150	3/26/04	\$720,900	3400	750	11	1992	3	9722	Y	N	15824 SE 45TH ST
8	808100	0050	9/27/05	\$985,000	3420	0	11	1987	3	10089	Y	N	15512 SE 55TH PL
8	412850	0010	7/29/05	\$791,000	3430	0	11	2001	3	8804	N	N	16398 SE 48TH DR
8	412850	0080	3/15/03	\$680,000	3450	0	11	2000	3	12285	N	N	16290 SE 48TH DR
8	412850	0150	9/9/03	\$680,000	3460	0	11	1999	3	12698	N	N	16050 SE 48TH DR
8	412850	0200	1/30/04	\$679,900	3460	0	11	1999	3	10351	Y	N	4821 160TH CT SE
8	412850	0390	6/21/04	\$742,000	3460	430	11	2000	3	10799	N	N	4852 162ND PL SE
8	896550	0620	5/26/05	\$878,000	3460	0	11	1988	3	9718	Y	N	4420 173RD AV SE
8	185475	0070	9/30/05	\$955,000	3470	1280	11	2000	3	9346	Y	N	4510 160TH AV SE
8	808103	0270	4/26/04	\$865,000	3490	0	11	1998	3	11502	Y	N	5768 155TH AV SE
8	412850	0030	2/17/05	\$769,000	3500	0	11	1998	3	10016	N	N	16352 SE 48TH DR
8	808103	0180	12/3/04	\$920,000	3510	420	11	1990	3	14740	Y	N	5922 155TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	928600	0370	7/10/03	\$855,000	3510	1170	11	2000	3	13459	N	N	5983 152ND AV SE
8	412850	0460	7/6/04	\$755,000	3520	0	11	1998	3	8522	N	N	4961 163RD PL SE
8	412850	0360	7/29/05	\$875,000	3520	0	11	2000	3	10689	N	N	4963 162ND PL SE
8	412850	0440	1/31/03	\$780,000	3520	1060	11	1998	3	7944	N	N	4935 163RD PL SE
8	896552	0220	4/5/04	\$900,000	3520	0	11	1986	3	11339	Y	N	17657 SE 45TH CT
8	808951	0100	7/25/05	\$1,030,000	3530	1210	11	1999	3	14650	Y	N	6530 155TH AV SE
8	412850	0430	7/10/03	\$745,000	3540	0	11	1998	3	11206	N	N	4911 163RD PL SE
8	412850	0190	7/21/03	\$705,000	3540	0	11	1999	3	8560	N	N	15990 SE 48TH DR
8	928600	0080	3/13/03	\$919,950	3540	970	11	2001	3	20667	Y	N	5960 152ND AV SE
8	808950	0140	7/8/04	\$805,000	3570	0	11	1996	3	11260	Y	N	6533 153RD AV SE
8	412850	0110	7/11/05	\$831,000	3630	0	11	1999	3	12566	N	N	4808 162ND PL SE
8	808950	0160	7/23/04	\$826,000	3640	0	11	1995	3	11127	N	N	6549 153RD AV SE
8	928600	0380	2/26/03	\$849,250	3670	1100	11	2000	3	35945	N	N	6011 152ND AV SE
8	808950	0170	7/29/05	\$864,500	3680	0	11	1997	3	14874	N	N	6557 153RD AV SE
8	808103	0230	12/12/05	\$1,450,000	3680	1600	11	1999	3	20282	Y	N	5832 155TH AV SE
8	928600	0410	1/8/03	\$820,000	3740	1350	11	1998	3	25314	N	N	6247 152ND AV SE
8	808101	0210	10/12/05	\$925,000	3770	160	11	1986	3	9000	Y	N	15616 SE 54TH ST
8	928600	0340	9/5/03	\$889,000	3800	1480	11	1999	3	9996	N	N	5901 152ND AV SE
8	260002	0480	8/26/05	\$992,000	3810	1830	11	1993	3	15061	Y	N	5015 136TH PL SE
8	808104	0220	7/2/03	\$1,150,000	3810	1100	11	2003	3	18375	N	N	6081 155TH PL SE
8	928600	0260	2/12/04	\$951,150	3820	1420	11	2003	3	17519	N	N	5623 152ND AV SE
8	808950	0030	8/7/03	\$835,000	3850	0	11	1996	3	18074	N	N	6574 153RD AV SE
8	928600	0360	6/15/05	\$960,000	3870	1330	11	1999	3	12062	N	N	5961 152ND AV SE
8	928600	0360	6/16/03	\$900,000	3870	1330	11	1999	3	12062	N	N	5961 152ND AV SE
8	808951	0030	6/18/03	\$865,000	3920	0	11	1998	3	21179	N	N	6507 155TH AV SE
8	037830	0110	10/2/03	\$700,000	3950	190	11	1999	3	9776	Y	N	4445 160TH AV SE
8	928600	0290	6/11/03	\$945,000	3950	1380	11	2000	3	16473	N	N	5785 152ND AV SE
8	808101	0070	8/30/04	\$988,000	3990	0	11	1991	3	11977	Y	N	15603 SE 54TH ST
8	770145	0010	8/15/03	\$619,400	4010	0	11	1991	3	11001	N	N	15809 SE 45TH PL
8	808951	0040	6/14/05	\$1,347,500	4050	2000	11	2001	3	28768	N	N	6511 155TH PL SE
8	808951	0040	7/9/03	\$1,206,104	4050	2000	11	2001	3	28768	N	N	6511 155TH PL SE
8	808100	0240	5/23/05	\$961,500	4060	0	11	1990	3	10554	N	N	15405 SE 54TH CT

Improved Sales Used In This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	808104	0210	1/19/05	\$1,460,000	4220	1490	11	2003	3	16621	N	N	6057 155TH PL SE
8	808104	0210	6/24/03	\$1,280,980	4220	1490	11	2003	3	16621	N	N	6057 155TH PL SE
8	928600	0120	4/29/04	\$1,250,000	4230	1520	11	2001	3	20605	Y	N	5905 153RD AV SE
8	808950	0060	7/9/03	\$839,500	4270	240	11	1997	3	22854	N	N	6538 153RD AV SE
8	808951	0050	2/13/03	\$1,100,000	4890	1805	11	2001	3	10246	Y	N	6519 155TH AV SE
8	808104	0070	8/11/05	\$1,025,555	2240	630	12	1997	3	26625	Y	N	15457 SE 60TH PL
8	808100	0310	8/25/05	\$1,915,000	2240	2210	12	1998	3	10752	Y	N	5310 154TH AV SE
8	808100	0430	9/27/05	\$1,400,000	2250	1700	12	1989	3	9636	Y	N	15343 SE 53RD ST
8	808101	0110	9/20/05	\$1,264,000	2410	2370	12	1998	3	20306	Y	N	15627 SE 54TH ST
8	808104	0050	6/8/05	\$1,225,000	2460	2170	12	1997	3	34976	Y	N	15423 SE 60TH PL
8	808102	0340	3/3/04	\$1,180,000	2700	1620	12	1991	3	15235	Y	N	15251 SE 58TH ST
8	259745	0360	7/23/04	\$1,200,000	2810	1830	12	1990	3	12645	Y	N	5406 143RD AV SE
8	808101	0090	4/19/05	\$1,385,000	2860	1610	12	1987	4	25863	Y	N	15615 SE 54TH ST
8	808100	0290	5/16/05	\$1,500,000	3010	870	12	2001	3	10048	Y	N	5326 154TH AV SE
8	808104	0060	1/21/04	\$1,070,000	3120	1260	12	1997	3	29874	N	N	15431 SE 60TH PL
8	808951	0280	4/9/04	\$1,020,000	3310	1520	12	1996	3	14594	Y	N	6556 156TH AV SE
8	808100	0540	6/6/05	\$1,424,900	3520	1500	12	1991	3	20001	Y	N	5511 154TH AV SE
8	808951	0350	8/4/03	\$1,082,500	3670	480	12	1996	3	10005	N	N	6571 156TH AV SE
8	808101	0220	5/10/05	\$988,000	4080	0	12	1986	3	9022	Y	N	15604 SE 54TH ST
8	808100	0320	8/4/05	\$1,375,000	4170	790	12	1991	3	12530	Y	N	5306 154TH AV SE
8	808101	0200	8/6/03	\$1,180,000	4680	0	12	1986	4	9002	Y	N	15626 SE 54TH ST
8	808100	0580	8/3/05	\$1,468,000	4880	0	12	2004	3	12058	N	N	5545 154TH AV SE
8	152405	9147	5/14/04	\$3,189,000	9430	0	13	1992	3	135243	Y	N	13975 SE 43RD ST

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	038400	0005	37985	\$108,375	QUIT CLAIM DEED
7	038400	0090	38124	\$54,587	QUIT CLAIM DEED; PARTIAL INTEREST
7	038400	0090	38616	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	038400	0105	37649	\$227,600	RELATED PARTY, FRIEND, OR NEIGHBOR
7	038400	0215	38174	\$200,000	ESTATE; NON-REPRESENTATIVE SALE;
7	038400	0230	38148	\$185,000	NON-REPRESENTATIVE SALE
7	152405	9052	37659	\$95,592	RELATED PARTY, FRIEND, OR NEIGHBOR
7	152405	9106	38197	\$290,000	RELATED PARTY
7	162405	9326	37775	\$258,500	QUIT CLAIM DEED; RELATED PARTY
7	220050	0180	38460	\$2,400	EASEMENT OR RIGHT-OF-WAY
7	220050	0190	38496	\$1,650	EASEMENT OR RIGHT-OF-WAY
7	220050	0200	38441	\$1,350	EASEMENT OR RIGHT-OF-WAY
7	220050	0210	38450	\$3,400	EASEMENT OR RIGHT-OF-WAY
7	220050	0220	38455	\$1,200	EASEMENT OR RIGHT-OF-WAY
7	220050	0230	38485	\$1,850	EASEMENT OR RIGHT-OF-WAY
7	220050	0250	38386	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220050	0310	38313	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220050	0380	38446	\$1,200	EASEMENT OR RIGHT-OF-WAY
7	220150	0030	38639	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	0060	38694	\$96,985	QUIT CLAIM DEED; PARTIAL INTEREST
7	220150	0320	38615	\$330,000	TEAR DOWN
7	220150	0420	38175	\$202,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	0670	38575	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	0695	38707	\$91,300	QUIT CLAIM DEED; RELATED PARTY
7	220150	0945	38532	\$295,850	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220150	0985	37754	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	1060	38131	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	1065	38499	\$2,000	EASEMENT OR RIGHT-OF-WAY
7	220150	1065	37735	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220150	1110	38174	\$244,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220150	1130	37802	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	1165	38713	\$332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220250	0090	37652	\$206,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220250	0165	38348	\$133,213	QUIT CLAIM DEED
7	220250	0165	38069	\$103,200	QUIT CLAIM DEED; PARTIAL INTEREST
7	220250	0225	38132	\$258,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220250	0235	37756	\$208,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220450	0030	37973	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220450	0155	38224	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220450	0260	38196	\$213,000	ESTATE; NON-REPRESENTATIVE SALE;
7	220450	0350	38393	\$308,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220450	0350	38153	\$180,000	NON-REPRESENTATIVE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	220450	0440	38693	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220450	0450	37686	\$230,000	NON-REPRESENTATIVE SALE
7	220450	0580	37756	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220450	0590	37965	\$23,882	QUIT CLAIM DEED
7	220450	0610	38117	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220550	0045	37862	\$207,000	NO MARKET EXPOSURE
7	220550	0065	37925	\$219,220	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220550	0135	38454	\$304,000	TEAR DOWN
7	220550	0215	37678	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220550	0240	38497	\$366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220550	0260	38034	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220550	0290	38167	\$105,437	QUIT CLAIM DEED; PARTIAL INTEREST
7	220550	0335	38685	\$317,000	NO MARKET EXPOSURE
7	220550	0480	38161	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220550	0635	38422	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220570	0005	37686	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220570	0020	37662	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220570	0140	37888	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220570	0180	37637	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220570	0270	37804	\$230,500	NO MARKET EXPOSURE
7	220570	0335	38055	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220570	0345	38617	\$264,000	NO MARKET EXPOSURE
7	220570	0440	38069	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220570	0655	38054	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220650	0165	38526	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220650	0175	38422	\$365,000	RELOCATION - SALE TO SERVICE
7	220650	0355	37974	\$195,000	NON-REPRESENTATIVE SALE
7	220650	0455	38667	\$298,000	TRADE; NON-REPRESENTATIVE SALE
7	220650	0545	9/22/05	\$415,000	SIGNIFICANT DATA & VALUE CHANGE FROM 2006
7	220650	0570	38170	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	424600	0060	37778	\$64,560	QUIT CLAIM DEED
7	424600	0090	37649	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	424600	0150	37867	\$120,227	QUIT CLAIM DEED; RELATED PARTY
7	424600	0180	37845	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	424600	0280	38603	\$7,000	QUIT CLAIM DEED
7	424600	0290	38230	\$338,800	RELATED PARTY, FRIEND, OR NEIGHBOR
7	424600	0380	38460	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	517630	0006	38435	\$469,980	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	517630	0020	38645	\$406,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	544830	0095	38056	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	544830	0115	38357	\$783,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	544830	0146	38548	\$499,880	RELOCATION - SALE TO SERVICE
7	544830	0281	37733	\$333,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	556610	0090	38460	\$327,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	556610	0240	38054	\$192,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	560350	0050	38496	\$368,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	560350	0055	38181	\$467,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	560350	0090	38653	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	560380	0190	37776	\$306,300	RELATED PARTY, FRIEND, OR NEIGHBOR
7	607320	0010	37831	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	607320	0030	38288	\$241,300	NO MARKET EXPOSURE
8	111540	0060	3/23/05	\$604,000	IMP CHARACTERISTICS CHANGED AFTER SALE
8	111540	0060	8/13/04	\$529,950	IMP CHARACTERISTICS CHANGED AFTER SALE
8	111550	0040	37680	\$120,000	NON-REPRESENTATIVE SALE
8	111570	0050	37700	\$150,000	PARTIAL INTEREST
8	132405	9045	38485	\$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	132405	9108	38503	\$717,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	140400	0090	37958	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	142405	9060	37768	\$235,000	NO MARKET EXPOSURE
8	142405	9085	38177	\$536,765	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	142405	9093	38093	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	142405	9115	38705	\$2,335,000	BUILDER OR DEVELOPER SALES
8	142405	9126	37840	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	152405	9008	37692	\$2,035,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	152405	9141	38488	\$453,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	152405	9144	38541	\$550,000	NO MARKET EXPOSURE
8	152405	9145	37706	\$258,000	NON-REPRESENTATIVE SALE
8	162405	9018	38048	\$410,000	SEGREGATION AND/OR MERGER
8	162405	9065	38300	\$369,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	162405	9065	11/14/05	\$475,000	SELECT IMP VALUE \$25,000 OR LESS
8	162405	9065	2/23/04	\$329,000	SELECT IMP VALUE \$25,000 OR LESS
8	162405	9067	37819	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	162405	9141	38624	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	162405	9148	38618	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	162405	9153	38059	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	162405	9153	38062	\$25,288	NO MARKET EXPOSURE
8	162405	9153	8/5/05	\$1,100,000	SELECT IMP VALUE \$25,000 OR LESS
8	162405	9339	38071	\$560,000	RELOCATION - SALE TO SERVICE
8	167200	0170	37679	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	168791	0080	38489	\$539,000	RELOCATION - SALE TO SERVICE
8	177760	0030	37719	\$318,000	NON-REPRESENTATIVE SALE
8	177760	0060	38190	\$365,000	RELOCATION - SALE TO SERVICE
8	177760	0150	38285	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	177760	0480	38068	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	177760	0700	37839	\$280,000	NO MARKET EXPOSURE; RELATED PARTY
8	177760	0900	38331	\$481,355	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	177760	0970	38513	\$442,900	RELATED PARTY
8	183698	0110	38531	\$612,500	RELOCATION - SALE TO SERVICE
8	183698	0110	38163	\$550,000	RELOCATION - SALE TO SERVICE
8	214130	0280	38232	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	214130	0450	37754	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	214130	0590	37802	\$384,900	RELOCATION - SALE TO SERVICE
8	214130	0600	37741	\$230,400	NON-REPRESENTATIVE SALE
8	214131	0060	37977	\$420,000	NON-REPRESENTATIVE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	214131	0230	38084	\$425,000	NON-REPRESENTATIVE SALE
8	214131	0610	38092	\$417,000	ESTATE; QUIT CLAIM DEED;
8	214132	0060	38168	\$335,000	ESTATE; QUIT CLAIM DEED;
8	214132	0230	38468	\$451,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	214133	0570	38497	\$184,339	QUIT CLAIM DEED
8	214133	0610	38607	\$31,000	QUIT CLAIM DEED; RELATED PARTY
8	214134	0140	38426	\$599,900	RELOCATION - SALE TO SERVICE
8	214134	0160	38085	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	214134	0160	38196	\$445,000	RELOCATION - SALE TO SERVICE
8	220350	0005	38702	\$165,000	NO MARKET EXPOSURE
8	220350	0420	38615	\$344,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	220350	0530	37693	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	220500	0045	37996	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	220670	0045	37911	\$301,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	220670	0110	37778	\$222,000	NON-REPRESENTATIVE SALE
8	220670	0130	38008	\$240,500	NON-REPRESENTATIVE SALE
8	220670	0170	38244	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	220670	0435	38061	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	220670	0470	38700	\$317,731	NO MARKET EXPOSURE
8	220670	0470	38216	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	220670	0490	38114	\$284,000	NON-REPRESENTATIVE SALE
8	220670	0570	38519	\$316,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	221170	0090	38188	\$320,000	NO MARKET EXPOSURE
8	221170	0430	38474	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	226840	0070	37915	\$348,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	226840	0070	37915	\$348,700	RELOCATION - SALE TO SERVICE
8	226840	0150	38527	\$184,500	QUIT CLAIM DEED; PARTIAL INTEREST
8	232405	9061	38694	\$1,439,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	232405	9061	37832	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	259220	0150	38148	\$425,000	NO MARKET EXPOSURE
8	259220	0600	38527	\$402,500	NON-REPRESENTATIVE SALE
8	259220	0880	38163	\$490,000	NO MARKET EXPOSURE
8	259220	1530	37816	\$475,500	RELOCATION - SALE TO SERVICE
8	259221	0110	37846	\$580,000	RELOCATION - SALE TO SERVICE
8	259745	0080	38259	\$595,000	RELOCATION - SALE TO SERVICE
8	259745	0430	37823	\$660,000	NON-REPRESENTATIVE SALE
8	259745	0440	37756	\$572,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	259746	0020	38513	\$800,000	NO MARKET EXPOSURE
8	259751	0100	38029	\$486,000	NO MARKET EXPOSURE; RELATED PARTY
8	259751	0170	38273	\$500,000	RELOCATION - SALE TO SERVICE
8	259751	0210	38012	\$102,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	259752	0040	38021	\$475,000	NON-REPRESENTATIVE SALE
8	259752	0130	38114	\$565,000	RELOCATION - SALE TO SERVICE
8	259752	0340	37910	\$420,000	RELOCATION - SALE TO SERVICE
8	259752	0560	37658	\$412,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	259752	0720	38247	\$528,000	RELOCATION - SALE TO SERVICE
8	259752	0790	38084	\$442,500	NON-REPRESENTATIVE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	259753	0700	37725	\$491,000	RELOCATION - SALE TO SERVICE
8	259753	1200	37747	\$478,000	RELOCATION - SALE TO SERVICE
8	260000	0020	37700	\$412,000	CORRECTION DEED
8	260000	0020	37837	\$395,500	NON-REPRESENTATIVE SALE
8	260000	0210	38615	\$610,000	QUIT CLAIM DEED; PARTIAL INTEREST
8	260000	0510	38713	\$535,000	RELOCATION - SALE TO SERVICE
8	260000	0560	37698	\$375,000	NO MARKET EXPOSURE
8	260001	0020	38433	\$591,000	RELOCATION - SALE TO SERVICE
8	260001	0050	37664	\$446,000	NO MARKET EXPOSURE
8	260001	0060	38674	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260010	0260	38497	\$428,888	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260010	0430	38098	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	260011	0080	37747	\$220,657	RELATED PARTY, FRIEND, OR NEIGHBOR
8	260011	0160	38408	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260011	0300	38523	\$515,000	RELOCATION - SALE TO SERVICE
8	260011	0360	38135	\$447,700	NO MARKET EXPOSURE; RELATED PARTY
8	260011	0800	37859	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260012	0300	37879	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260012	0310	37678	\$393,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260013	0160	38271	\$481,000	NO MARKET EXPOSURE
8	260013	0210	38153	\$450,000	NO MARKET EXPOSURE
8	260013	0280	38561	\$530,000	NO MARKET EXPOSURE
8	260013	0280	38540	\$455,000	NO MARKET EXPOSURE
8	260014	0520	38497	\$635,000	NO MARKET EXPOSURE
8	337790	0100	38658	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	337790	0110	38554	\$761,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	337790	0155	38197	\$236,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	345940	0010	38565	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	345940	0290	38205	\$350,000	NON-REPRESENTATIVE SALE
8	345940	0330	38574	\$455,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	345941	0440	38240	\$570,000	RELOCATION - SALE TO SERVICE
8	345943	0070	37935	\$349,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	345990	0105	37726	\$464,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	345990	0280	38152	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	345990	0345	37879	\$325,000	NON-REPRESENTATIVE SALE
8	346030	0290	37792	\$610,000	RELOCATION - SALE TO SERVICE
8	346160	0090	38044	\$346,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	412850	0080	37624	\$692,500	RELOCATION - SALE TO SERVICE
8	412850	0200	37995	\$679,900	RELOCATION - SALE TO SERVICE
8	412850	0440	37652	\$780,000	RELOCATION - SALE TO SERVICE
8	413940	0360	38315	\$340,000	FORCED SALE
8	413966	0250	37707	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	414093	0010	38328	\$587,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	414093	0020	37796	\$459,000	NON-REPRESENTATIVE SALE
8	517580	0021	37768	\$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	517580	0031	38060	\$313,500	NON-REPRESENTATIVE SALE
8	549520	0040	37673	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	602800	0020	37636	\$95,428	QUIT CLAIM DEED; RELATED PARTY
8	615495	0100	38384	\$574,950	RELOCATION - SALE TO SERVICE
8	770145	0090	38517	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	780545	0870	38533	\$775,000	RELOCATION - SALE TO SERVICE
8	780546	0150	37909	\$442,000	RELOCATION - SALE TO SERVICE
8	780546	0430	38260	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785500	0070	38421	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785500	0140	37986	\$132,626	QUIT CLAIM DEED; RELATED PARTY
8	785500	0170	37945	\$552,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785500	0210	37814	\$588,000	NON-REPRESENTATIVE SALE
8	785500	0280	38077	\$538,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785500	0325	37946	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785500	0325	37945	\$480,000	NO MARKET EXPOSURE
8	785500	0460	37851	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785500	0480	38499	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785500	0510	37720	\$533,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785520	0110	37846	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785520	0230	38216	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0010	38572	\$2,000	EASEMENT OR RIGHT-OF-WAY
8	785530	0050	38458	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0060	38538	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785530	0080	38448	\$1,700	EASEMENT OR RIGHT-OF-WAY
8	785530	0110	38433	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0150	38609	\$146,046	QUIT CLAIM DEED
8	785530	0200	38530	\$550,000	NON-REPRESENTATIVE SALE
8	785530	0220	38454	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0250	38546	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0270	38458	\$3,000	EASEMENT OR RIGHT-OF-WAY
8	785530	0300	38448	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0330	38433	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0350	38540	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0390	38534	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0420	38457	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0450	38505	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0480	38465	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785530	0540	38516	\$2,300	EASEMENT OR RIGHT-OF-WAY
8	785540	0080	38107	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785540	0130	38509	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785540	0240	38189	\$611,100	NON-REPRESENTATIVE SALE
8	785540	0390	38479	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785540	0420	38543	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785540	0460	38499	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785540	0460	38180	\$665,000	ESTATE; NO MARKET EXPOSURE;
8	785540	0560	38532	\$2,200	EASEMENT OR RIGHT-OF-WAY
8	785540	0570	38474	\$2,200	EASEMENT OR RIGHT-OF-WAY
8	785540	0610	38538	\$1,700	EASEMENT OR RIGHT-OF-WAY
8	785540	0640	38545	\$2,000	EASEMENT OR RIGHT-OF-WAY

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	785540	0710	38532	\$2,000	EASEMENT OR RIGHT-OF-WAY
8	785540	0730	38313	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785540	0740	38465	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785540	0770	38463	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785540	0790	37942	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785540	0850	38511	\$1,500	EASEMENT OR RIGHT-OF-WAY
8	785560	0590	38250	\$594,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785560	0600	38679	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785560	0690	38707	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785580	0070	38512	\$581,000	NO MARKET EXPOSURE; RELATED PARTY
8	785580	0200	37853	\$537,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	0200	37853	\$537,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	0280	38301	\$575,000	NON-REPRESENTATIVE SALE
8	785580	0410	37747	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	0640	37692	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	0840	38617	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785580	1140	37867	\$457,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	1360	37771	\$531,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	1450	37984	\$407,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	1500	37921	\$101,134	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785580	1510	37630	\$457,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	1560	37852	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	1620	37662	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	1640	38034	\$1,000	EASEMENT OR RIGHT-OF-WAY
8	785642	0010	37723	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785650	0060	38264	\$646,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785650	0190	37734	\$753,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785650	0210	38107	\$725,000	NO MARKET EXPOSURE
8	785655	0310	37788	\$355,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785655	0480	38219	\$70,723	QUIT CLAIM DEED; PARTIAL INTEREST
8	785657	0150	38091	\$440,000	NO MARKET EXPOSURE; RELATED PARTY
8	785660	0170	38499	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785660	0260	38551	\$734,020	NO MARKET EXPOSURE
8	785660	0380	38667	\$600,130	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785660	0430	37789	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785660	0480	38523	\$678,500	NON-REPRESENTATIVE SALE
8	785660	0600	38217	\$392,000	NO MARKET EXPOSURE; RELATED PARTY
8	785660	1230	37949	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785661	0010	37750	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785661	0480	37760	\$403,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785662	0180	38450	\$415,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785662	0230	37683	\$376,000	RELOCATION - SALE TO SERVICE
8	785662	0760	38140	\$400,000	NON-REPRESENTATIVE SALE
8	785662	0760	38139	\$400,000	RELOCATION - SALE TO SERVICE
8	785664	0060	38153	\$609,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785664	0500	37890	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785670	0170	37875	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	785670	0170	38546	\$402,948	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785670	0390	38049	\$356,000	NON-REPRESENTATIVE SALE
8	785670	0500	37855	\$309,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785670	0650	38051	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785670	0860	38224	\$452,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785670	0950	37774	\$357,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	808102	0280	38121	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	808102	0390	38184	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	808103	0290	38401	\$900,000	NON-REPRESENTATIVE SALE
8	808103	0370	38120	\$630,000	RELOCATION - SALE TO SERVICE
8	808104	0080	37951	\$960,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	808950	0080	37805	\$612,000	RELOCATION - SALE TO SERVICE
8	808951	0240	38166	\$815,000	RELOCATION - SALE TO SERVICE
8	856280	0630	38149	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	884990	0040	38259	\$124,500	QUIT CLAIM DEED
8	896540	0330	38176	\$589,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	896541	0100	37842	\$661,500	RELOCATION - SALE TO SERVICE
8	896545	0190	38447	\$232,000	GOVERNMENT AGENCY
8	896545	0200	37823	\$209,610	GOVERNMENT AGENCY
8	896550	0070	38203	\$537,000	RELOCATION - SALE TO SERVICE
8	896550	0250	38170	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	896550	0570	38034	\$574,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	896550	0630	37804	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	896550	0820	37855	\$96,000	QUIT CLAIM DEED; PARTIAL INTEREST
8	896550	0890	37622	\$570,000	RELOCATION - SALE TO SERVICE
8	896551	0110	37840	\$777,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	928600	0030	37814	\$790,000	NON-REPRESENTATIVE SALE
8	928600	0120	38099	\$1,250,000	RELOCATION - SALE TO SERVICE
8	928600	0270	38108	\$895,000	NON-REPRESENTATIVE SALE
8	932360	0340	37763	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	932360	0340	37725	\$410,000	BANKRUPTCY - EXEMPT FROM EXCISE TAX
8	934690	0095	38076	\$114,145	QUIT CLAIM DEED; PARTIAL INTEREST
8	934692	0490	38505	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	934694	0140	38299	\$184,892	QUIT CLAIM DEED; PARTIAL INTEREST
8	934695	0040	38649	\$380,000	NON-REPRESENTATIVE SALE
8	934697	0120	38435	\$462,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	934697	0140	38483	\$203,250	QUIT CLAIM DEED; PARTIAL INTEREST
8	934698	0110	38153	\$349,950	NON-REPRESENTATIVE SALE
8	934810	0130	37802	\$417,500	RELOCATION - SALE TO SERVICE
8	942950	0005	38154	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	942950	0030	38398	\$466,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	942950	0116	38376	\$300,000	ESTATE; NO MARKET EXPOSURE;
8	942950	0160	37763	\$344,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	942950	0187	38349	\$560,000	DIVORCE
8	955270	0260	38476	\$488,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	955270	0430	38575	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	955270	0430	37846	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed From This Physical Inspection Analysis
Area 31***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	955270	0900	38506	\$425,000	NO MARKET EXPOSURE
8	955270	0980	37771	\$54,354	RELATED PARTY, FRIEND, OR NEIGHBOR

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.2%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +9.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 31 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is .992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	4	0.713	1.047	46.9%	0.999	1.095
7	247	0.887	0.991	11.8%	0.973	1.010
8	391	0.908	0.996	9.6%	0.983	1.009
9	297	0.922	0.987	7.0%	0.973	1.001
10	158	0.918	1.007	9.7%	0.988	1.026
11	87	0.935	0.999	6.9%	0.975	1.023
12	17	0.857	0.918	7.1%	0.873	0.962
13	1	0.528	0.882	67.0%	NA	NA
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1940-1959	218	0.903	0.999	10.6%	0.980	1.019
1960-1969	106	0.863	0.993	15.0%	0.967	1.019
1980-1989	310	0.918	0.988	7.6%	0.973	1.002
1990-1999	189	0.918	0.991	8.0%	0.975	1.008
1970-1979	265	0.909	0.998	9.8%	0.981	1.014
2000-2005	114	0.918	0.989	7.8%	0.968	1.011
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	3	0.799	0.985	23.2%	0.662	1.308
Average	618	0.923	0.994	7.7%	0.984	1.003
Good	471	0.903	0.992	9.8%	0.979	1.005
Very Good	110	0.844	0.982	16.2%	0.955	1.008
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	637	0.899	0.990	10.1%	0.980	1.001
1.5	17	0.939	0.997	6.2%	0.901	1.093
2	547	0.919	0.994	8.1%	0.983	1.004
3	1	0.914	1.036	13.3%	NA	NA

Area 31 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is .992.

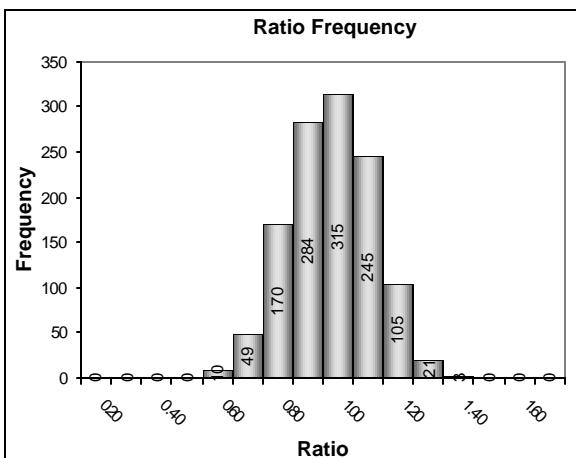
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1001-1500	248	0.896	0.996	11.1%	0.979	1.013
1501-2000	308	0.901	0.992	10.1%	0.976	1.008
2001-2500	204	0.900	0.976	8.5%	0.959	0.994
2501-3000	191	0.933	0.998	6.9%	0.980	1.016
500-1000	56	0.907	0.997	10.0%	0.958	1.037
3001-3500	118	0.929	1.006	8.3%	0.987	1.026
3501-4500	72	0.927	0.995	7.3%	0.969	1.021
4500-9500	5	0.728	0.929	27.6%	0.832	1.026
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	942	0.920	0.996	8.2%	0.987	1.004
Y	260	0.887	0.984	10.9%	0.968	1.000
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1202	0.910	0.992	9.0%	0.985	1.000
Y	0	NA	NA	NA	NA	NA
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
7	235	0.880	0.992	12.7%	0.973	1.010
8	967	0.915	0.992	8.5%	0.984	1.000
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3000-7000	39	0.971	1.013	4.4%	0.976	1.050
7001-9000	251	0.916	1.004	9.6%	0.987	1.020
9001-12000	545	0.907	0.994	9.6%	0.983	1.006
12001-18000	268	0.915	0.982	7.3%	0.967	0.997
18001-30000	83	0.903	0.982	8.8%	0.956	1.009
30001-3.5 Ac	16	0.814	0.981	20.5%	0.939	1.023

2005 Improved Parcel Ratio Analysis

District/Team: SE / Team - 2	Lien Date: 01/01/2005	Date of Report: 7/12/2006	Sales Dates: 1/2003 - 12/2005
Area 31 - Eastgate/Factoryia	App ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (<i>n</i>) 1202 <i>Mean Assessed Value</i> 486,800 <i>Mean Sales Price</i> 534,800 <i>Standard Deviation AV</i> 187,914 <i>Standard Deviation SP</i> 227,689			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.928 <i>Median Ratio</i> 0.927 <i>Weighted Mean Ratio</i> 0.910			
UNIFORMITY			
<i>Lowest ratio</i> 0.528 <i>Highest ratio:</i> 1.399 <i>Coefficient of Dispersion</i> 12.20% <i>Standard Deviation</i> 0.139 <i>Coefficient of Variation</i> 14.98% <i>Price Related Differential (PRD)</i> 1.020			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.916 <i>Upper limit</i> 0.936 95% Confidence: Mean <i>Lower limit</i> 0.920 <i>Upper limit</i> 0.936			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 7394 <i>B (acceptable error - in decimal)</i> 0.05 <i>S (estimated from this sample)</i> 0.139 <i>Recommended minimum:</i> 31 <i>Actual sample size:</i> 1202 <i>Conclusion:</i> OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 604 <i># ratios above mean:</i> 598 <i>Z:</i> 0.173 <i>Conclusion:</i> Normal* <i>*i.e. no evidence of non-normality</i>			

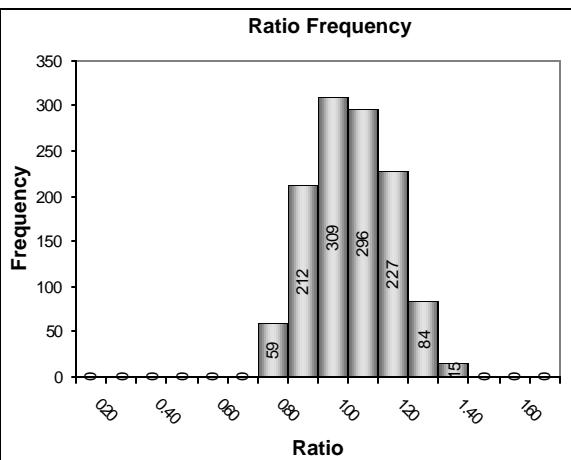


COMMENTS:

1 to 3 Unit Residences throughout area 31

2006 Improved Parcel Ratio Analysis

District/Team: SE / Team - 2	Lien Date: 01/01/2006	Date of Report: 7/12/2006	Sales Dates: 1/2003 - 12/2005
Area 31 - Eastgate/Factoryia	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1202 Mean Assessed Value 530,600 Mean Sales Price 534,800 Standard Deviation AV 206.191 Standard Deviation SP 227.689			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.011 Median Ratio 1.005 Weighted Mean Ratio 0.992			
UNIFORMITY			
Lowest ratio 0.726 Highest ratio: 1.342 Coefficient of Dispersion 10.81% Standard Deviation 0.131 Coefficient of Variation 12.98% Price Related Differential (PRD) 1.019			
RELIABILITY			
95% Confidence: Median Lower limit 0.997 Upper limit 1.019 95% Confidence: Mean Lower limit 1.004 Upper limit 1.019			
SAMPLE SIZE EVALUATION			
N (population size) 7394 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.131 Recommended minimum: 28 Actual sample size: 1202 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 615 # ratios above mean: 587 Z: 0.808 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 31

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

A handwritten signature in black ink that reads "Scott Noble".

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr